



TROY CITY COUNCIL

Regular Meeting Agenda

July 13, 2026

Convening at 7:30 PM

**Submitted By
The City Manager**



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,

Frank A. Nastasi
City Manager



Chapter 14A- Elected and Appointed Persons' Ethics Ordinance Section 14.3 Annual Training and Acknowledgment

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 17th day of November, 2025.

A blue ink signature of Mayor Ethan Baker, written in a cursive style.

Mayor Ethan Baker

A blue ink signature of Council Member Annalisa Bluhm, written in a cursive style.

Council Member Annalisa Bluhm

A blue ink signature of Council Member Theresa Brooks, written in a cursive style.

Council Member Theresa Brooks

A blue ink signature of Council Member Rebecca Chamberlain, written in a cursive style.

Council Member Rebecca Chamberlain

A blue ink signature of Mayor Pro Tem Hirak Chanda, written in a cursive style.

Mayor Pro Tem Hirak Chanda

A blue ink signature of Council Member Mark Gunn, written in a cursive style.

Council Member Mark Gunn

A blue ink signature of Council Member David Hamilton, written in a cursive style.

Council Member David Hamilton



CITY COUNCIL AGENDA

July 13, 2026 - 7:30 PM

**City Council Chambers
500 W. Big Beaver Road
Troy, Michigan 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: Pastor Debbie Stottele from Troy Church of the Nazarene

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

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

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

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

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

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

I.3. No Closed Session Requested

I.4. Bid Waiver – Emergency Fiber Relocation – Public Works Fiber Connection (Introduced by: Alex Bellak, Information Technology Director)

J. CONSENT AGENDA:

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

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

J.2. Approval of City Council Minutes

J.2.a. City Council Minutes-Draft — June 29, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel – 2026 Michigan Municipal League Convention

J.4.b. Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 - Southeast Michigan Council of Governments (SEMCOG)

J.5. Amanda Mukhles Amir v. Troy et. al

J.6. Private Agreement – Contract for Installation of Municipal Improvements - Z Square

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. ANNOUNCEMENT OF PUBLIC HEARING (JULY 27, 2026) - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60-Foot Wide by 85-Foot Long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as Part of Edenderry Subdivision No. 1, in Section 22.

K.1.b. ANNOUNCEMENT OF PUBLIC HEARING (July 27, 2026) – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings

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:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. Second Quarter Litigation Report

O.2.b. Star EMS Response Time Report - June, 2026

O.3. Letters of Appreciation:

- O.3.a. Letter of Appreciation to Recreation Dept. from Mike Husson
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted
- 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. No Closed Session Requested
- S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Saturday, November 21, 2026	November 2026 Advance
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
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September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



CITY COUNCIL AGENDA

July 13, 2026 - 7:30 PM

City Council Chambers

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Troy, Michigan 48084

(248) 524-3316

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Access Cable Channels (WOW-Ch 10, Comcast-Ch 17, AT&T-Ch 99)

INVOCATION: Pastor Debbie Stottele from Troy Church of the Nazarene

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton

- b) Excuse Absent Council Members:

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of July 13, 2026, due to _____.

Yes:

No:

MOTION CARRIED / FAILED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. No Certificates of Recognition and Special Presentations

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

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

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 included 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; b) City Council Nominations - Charter Revision Committee, Zoning Board of Appeals

a) Mayoral Nominations:

Suggested Resolution

Resolution #2026-07-

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:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2
Baker, Ethan		11/8/2027	Mayor	
Bica-Grodsky, Lisa	9/23/2025	10/30/2026		
Chezick, Edward	10/20/2024	10/30/2028		
Fakhoury, Awni	9/28/2023	10/30/2027		
Lee, Seojin Sarah	4/21/2025	7/31/2026	Troy High School Student Rep.	

Ljuljdjuraj, Lula	1/13/2028	7/31/2026	International Academy Student Rep	
Marshall, Everett	1/3/2027	7/31/2026	Athens High School Student Rep.	
Mohideen, Syeda	10/16/2026	10/30/2027		
Natcheva, Daniela	11/8/2021	10/30/2028		
Neal, Lisa	2/24/2028	10/30/2026		
Sekhri, Suneel	11/12/2026	10/30/2027		
Vacancy		10/30/2026	Sadia Cheriguene resigned in 2025	
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/2026	Brownfield Redev Auth exp 4/30/2026
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025	
Zhou, Yudong	12/7/2024	10/30/2028		

Nominations to the Global Troy Advisory Committee:

Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Michelle Haight resigned
Term Expires: 10/30/2026	
	Term currently held by: Vacancy - Sadia Cheriguene resigned
Term Expires: 10/30/2028	
	Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned

Interested Applicants:

Name	Application Expiration	Notes 1
Amato, Karen	11/19/2027	Liquor Adv. Comm. exp 1/31/2027
Anam, Kavya	7/15/2027	Troy HS Student - Graduates 2028
Batool, Syeda	3/5/2026	
Comiskey, Ann	1/20/2028	Liquor Adv. Comm. exp 1/31/2027
Devulapalli, Ramachandra	8/29/2026	
Dicker, Susanne Forbes	12/26/2026	
Gill, Jasper	1/13/2028	
Kulchania, Purvi	3/15/2028	International Academy Student - Graduates 2029
Rodriguez, Olivia	4/13/2028	
Suresh, Nidheesh	7/29/2027	International Academy Student - Graduates 2026
Swaminathan, Abi	7/8/2027	Traffic Comm exp 1/31/2027; Historic Dist Comm exp 5/15/2027

Yes:

No:

MOTION CARRIED / FAILED

b) City Council Nominations:

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

RESOLVED, That the 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:

Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 2	Notes 3
Bartnik, Mark	4/9/2026	4/30/2027		
Beltramini, Robin	5/6/2027	4/30/2028		
Burns, Timothy	3/20/2025	4/30/2028		
Evans, Laurie	3/13/2025	4/30/2027		
Fukuzawa, David	4/17/2025	4/30/2026		
Howrylak, Frank	2/24/2028	4/30/2026		Requests Reappointment
Vacancy		4/30/2027	Toby Buechner resigned (Appt'd to PC)	

Nominations to the Charter Revision Committee:

Unexpired Term Expires: 4/30/2027	
	Term currently held by: Vacancy
Term Expires: 4/30/2029	
	Term currently held by: David Fukuzawa
Term Expires: 4/30/2029	
	Term currently held by: Frank Howrylak

Interested Applicants:

Name	Application Expiration	Notes 1
Comiskey, Ann	12/22/2026	Liquor Adv Comm exp 1/31/2027
Murrish, Dale	2/6/2027	Historic Dist. Comm exp 5/15/2027
Von Oeyen, Schuyler	3/12/2027	
Walters, Kelly	4/13/2028	

Zoning Board of Appeals
Appointed by Council
7 Regular Members; 2 Alternates
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Chambers, Barbara	4/6/2028	1/31/2027	Alternate		
Eisenbacher, David	3/21/2027	4/30/2028			
Forster, Jeffrey	1/22/2026	4/30/2029		Personnel Bd exp 4/30/27	
Fox, Tyler	12/2/2027	12/31/2026	PC Rep on ZBA		
Green, Aaron	4/1/2027	4/30/2028			
Kenkre, Mahendra	4/10/2026	4/30/2027			
McCauley, James	2/23/2028	4/30/2029			
Vacancy		1/31/2027	Alternate	Jeffrey Forster appointed to Regular Member	
Vacancy		4/30/2027	Thomas Desmond resigned 4/21/2026		

Nominations to the Zoning Board of Appeals:

Term Expires: 1/31/2027		Alternate
	Term currently held by: Vacant - Jeffrey Förster appt'd as Regular Member	
Term Expires: 4/30/2027		
	Term currently held by: Vacant - Thomas Desmond resigned 5/15/2026	

Interested Applicants:

Name	Appointment Expiration	Notes 2
Frisen, Sande	1/2/2027	BCBA exp 1/1/2030; HDC exp 3/1/2028
Hashmi, Amin	6/22/2028	ACAB exp 9/30/2026

Yes:

No:

MOTION CARRIED / FAILED

I.3. No Closed Session Requested

I.4. Bid Waiver – Emergency Fiber Relocation – Public Works Fiber Connection (Introduced by: Alex Bellak, Information Technology Director)

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

RESOLVED, That Troy City Council, in the best interest of the City, hereby **WAIVES** the competitive bid process and **AWARDS** a contract to Fiber Link Inc. of Lapeer, Michigan to relocate existing City-owned fiber-optic line service to the Troy Public Works Building, as detailed in the quote, a copy of which shall be ATTACHED to the original Minutes of this meeting, for the total estimated cost of \$15,347.45.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of up to \$12,000 in contingency funds if the existing underground conduit is no longer usable and must be replaced.

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

Yes:

No:

MOTION CARRIED / FAILED

J. CONSENT AGENDA:

J.1.a Approval of "J" Items NOT Removed for Discussion

Suggested Resolution

Resolution #2026-07-

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:

MOTION CARRIED / FAILED

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

J.2. Approval of City Council Minutes

Suggested Resolution

Resolution #2026-07-

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

J.2.a. City Council Minutes-Draft — June 29, 2026

J.3. Proposed City of Troy Proclamations: None Submitted

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel – 2026 Michigan Municipal League Convention

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 Michigan Municipal League Convention, in accordance with accounting procedures of the City of Troy.

J.4.b. Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 - Southeast Michigan Council of Governments (SEMCOG)

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council **GRANTS** approval to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of \$14,683.00, which covers the time period of July 1, 2026 to June 30, 2027.

J.5. Amanda Mukhles Amir v. Troy et. al

Suggested Resolution

Resolution #2026-07-

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Attorney Office to defend the City of Troy and the named volunteer firefighter in the matter of Amanda Mukhles Amir v. City of Troy et. al. (Oakland County Circuit Court, Case No. 2026-223800-NI), and **APPROVES** the payment of any necessary costs and expenses and the retention of any necessary expert witnesses required to adequately represent the City Defendants.

J.6. Private Agreement – Contract for Installation of Municipal Improvements - Z Square Medical Office - Project No. 26.908.3

Suggested Resolution
Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Z Square Real Estate East St., LLC for the installation of Water Main, Storm Sewer, Concrete Pavement and Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. ANNOUNCEMENT OF PUBLIC HEARING (JULY 27, 2026) - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60-Foot Wide by 85-Foot Long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as Part of Edenderry Subdivision No. 1, in Section 22.

K.1.b. ANNOUNCEMENT OF PUBLIC HEARING (July 27, 2026) – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings

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:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees: None Submitted

O.2. Department Reports:

O.2.a. Second Quarter Litigation Report

O.2.b. Star EMS Response Time Report - June, 2026

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation to Recreation Dept. from Mike Husson

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

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. No Closed Session Requested

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, July 27, 2026	Special Meeting - EMS Performance Evaluation
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
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September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: July 9, 2026

To: Frank Nastasi, City Manager

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

Subject: Bid Waiver – Emergency Fiber Relocation – Public Works Fiber Connection
(Introduced by: Alex Bellak, Information Technology Director)

History:

- Due to the relocation of utilities on poles along Rochester Road for the Rochester Road widening project, the City-owned section of the fiber-optic network serving the Public Works building must be rerouted immediately.
- The original fiber-optic line serving the DPW building was installed on DTE-owned poles in 1999 at the City of Troy's request.
- This segment of fiber-optic line runs from Glaser Road across Rochester Road to the west side of Rochester, then south along the west side of Rochester on 5 DTE-owned poles, and down through approximately 500 ft of conduit into the Public Works Building.
- The rerouted section will be mounted on new DTE-owned utility poles west of its current location, then routed through the existing 500 ft of underground conduit into the Public Works Building.
- This portion, to be rerouted, serves only the Public Works building and is the maintenance responsibility of the City of Troy, but is also part of the greater citywide fiber-optic network maintained by the Troy School District.
- This fiber-optic segment provides the Public Works buildings with the only connection to the City network and the internet.
- The work is to be performed by Fiber Link Inc., the contracted maintainer for the Troy School District's citywide fiber network, and is scheduled for July 17th to avoid delaying the Rochester Road project.

Purchasing:

- The fiber-optic network is a critical piece of City-owned infrastructure that provides the Public Works Buildings with connectivity to the City network, the internet, and IT systems.

- The Fiber relocation shall be performed by Fiber Link Inc. of Lapeer, Michigan. Fiber Link Inc. is the contracted maintenance vendor for the Troy School District, providing all repairs to the Citywide Fiber Network used by the City of Troy and the Troy School District.
- To prevent disruption of network connectivity to the DPW building and additional delays to the road widening project and relocation of utilities, it is recommended in the best interest of the City that the bid process be waived, and a contract be awarded to Fiber Link Inc, the awarded contractor for the Troy School District for the fiber relocation.

Financial:

- The project estimate for rerouting the fiber line to 5 new DTE poles and re-terminating the fiber within the Public Works Building is estimated at \$15,347.45, plus a contingency of \$12,000 is needed in the event it is determined that the existing 500' of underground conduit is damaged and no longer reusable.
- Funds are available in the Information Technology operating budget account 636.228.802.070.

Recommendation:

City Management recommends, in the best interests of the City, waiving the bid process and awarding a contract to Fiber Link Inc. of Lapeer, Michigan, to relocate the portion of the City-owned fiber-optic network along Rochester Road, for an estimated total cost of \$15,347.45 as detailed in the attached quote.

City Management further requests authorization to expend up to \$12,000 in contingency funds if the existing underground conduit is no longer usable and must be replaced.

Suggested Resolution:

RESOLVED, That Troy City Council, in the best interest of the City, hereby **WAIVES** the competitive bid process and **AWARDS** a contract to Fiber Link Inc. of Lapeer, Michigan to relocate existing City-owned fiber-optic line service to the Troy Public Works Building, as detailed in the quote, a copy of which shall be ATTACHED to the original Minutes of this meeting, for the total estimated cost of \$15,347.45.

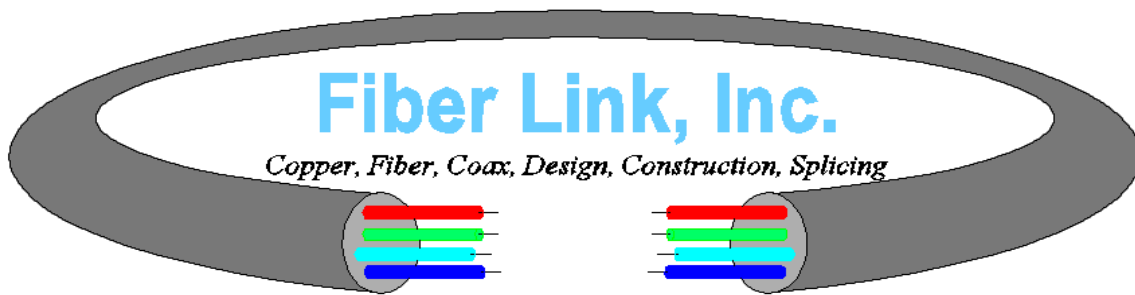
BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the expenditure of up to \$12,000 in contingency funds if the existing underground conduit is no longer usable and must be replaced.

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

Fiber Reroute

Green is new DTE poles
Light Blue is proposed new underground
Red is existing 4" underground
Orange is poles that will be removed





Troy School District - Rochester Rd - Rebuild to Troy DPW
Date: June 16, 2026

MATERIALS:	QUANTITY	UNITS
Strand	628	ft.
Anchors	3	ea.
Hardware	628	ft.
4" Duct and Coupler	30	ft.
Pole Riser Guard	1	ea.
Sno-Shoes Set	1	ea.
Locate Wire	304	ft.
SC/UPC Pigtails	6	ea.
Fusion Sleeves	6	ea.
Total Materials	<u>\$1,719.45</u>	

LABOR:	QUANTITY	UNITS
Install Cable & Locate Wire In Duct	500	ft.
Digup Exist. Duct and Add Duct to New Pole	30	ft.
Delash Existing Fiber Cable	628	ft.
Pull Back Existing UG Fiber Cable	500	ft.
Place Pole Riser Guard	1	ea.
Set Anchors	3	ea.
Install Strand	628	ft.
Dual Lash Cable	628	ft.
Wreckout Existing strand and Anchors	1120	ft.
Install Sno Shoes - Set	2	ea.
Install SC/UPC Pigtails	6	ea.
Truck Charge	1	ea.
Permits & Bonds	1	ea.
Engineering & As Builds	24	hrs
Total Labor	<u>\$13,628.00</u>	
Total Labor and Materials	<u><u>\$15,347.45</u></u>	



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

J.2.a. City Council Minutes-Draft — June 29, 2026

ATTACHMENT(S):

20260629

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, June 29, 2026, 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
Annalisa Bluhm-Absent
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda-Absent
Mark Gunn
David Hamilton
- b) Excuse Absent Council Members:

Resolution #2026-06-097
Moved by Baker
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Bluhm and Mayor Pro Tem Chanda at the Regular City Council Meeting of June 29, 2026, due to being out of the county.

Yes: Baker, Brooks, Chamberlain, Gunn, Hamilton
No: None
Absent: Bluhm, Chanda

MOTION CARRIED

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. 2026 MAMC MiExcellence Award for Public Outreach Presented to Marketing Coordinator Kayla McKaig
- C.2. Proclamation to Recognize the City of Troy Parks and Recreation Departments
- C.3. Proclamation to Recognize the Troy Cowboys

D. CARRYOVER ITEMS:

D.1. No Carryover Items**E. PUBLIC HEARINGS:****E.1. Public Hearing – Adoption of Brownfield Redevelopment Plan #13 for Bachard Lofts Redevelopment, Parcel Number 88-20-26-351-016 (Introduced by: Mark Adams, Economic Development Manager)**

The Mayor OPENED the Public Hearing. The Mayor CLOSED the Public Hearing after receiving no Public Comment.

Resolution #2026-06-098
Moved by Chamberlain
Seconded by Gunn

WHEREAS, Bachard Lofts Redevelopment proposes the mixed-use redevelopment that includes housing, retail and office located at 1441 East Maple; and,

WHEREAS, The proposed redevelopment includes 1.73-acre mixed-use development, expected to feature income restricted and market rate residential units, office space and retail space; and,

WHEREAS, Troy City Council has determined it meets or satisfies a public purpose, which may be to provide a desired housing, or to eliminate blight, so that the property can be used for a more practical use; and,

WHEREAS, Eligible activities for this project under the Brownfield Redevelopment Financing Act include Pre-Approved Activities, Renovation/Rehabilitation, Department Specific Activities, Demolition, and Preparation and Implementation of a Brownfield Plan and Act 381 Work Plan; and,

WHEREAS, The City established the City of Troy Brownfield Redevelopment Authority (TBRA) pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act 381 of 1996, and as amended for the public purpose of promoting the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Troy; and,

WHEREAS, The Troy Brownfield Redevelopment Authority provides project assistance through the reimbursement of eligible activities through tax increment financing; and,

WHEREAS, Incremental taxes on real property included in the redevelopment project will be captured under this Plan to reimburse eligible activity expenses. Tax increment revenues for Brownfield Plan #12 would reimburse the costs of eligible activities in the estimated total amount of \$1,145,930; and,

WHEREAS, That the Troy Brownfield Redevelopment Authority recommends to the City Council at its June 9, 2026 Special Meeting that the Brownfield Redevelopment Plan #13 for the proposed Bachard Lofts Redevelopment located at 1441 East Maple Troy, Michigan, be approved.

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Brownfield

Redevelopment Plan #13 – Bachard Lofts Redevelopment located at 1441 East Maple, contingent upon any required approvals needed from the State of Michigan.

Yes: Brooks, Chamberlain, Gunn, Hamilton, Baker

No: None

Absent: Bluhm, Chanda

MOTION CARRIED

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

David Kniffen	Commented on the parks and amenities in the city, and the need for outdoor roller hockey facilities
Donnie Kniffen	Commented on the need for more lights and decorations for USA 250th birthday

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

Mayor Baker recommended that Mr. Kniffen contact the Parks and Recreation Board to request consideration for outdoor roller hockey.

Mayor Baker thanked Mr. Kniffen for his request for more 250 birthday decorations.

Council Member Chamberlain commented that she has seen banners for the 250th celebration. City Manager responded that there have been some issues getting banners printed in time, but there are some banners out on Big Beaver.

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - Local Development Finance Authority; b) City Council Appointments - None

a) Mayoral Appointments

Resolution #2026-06-099

Moved by Baker

Seconded by Chamberlain

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

Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

Nominations to the Local Development Finance Authority:

Term Expires: 6/30/2030	Anthony Rosenblum	Resident Member
	Term currently held by: Rosenblum, Anthony	

Yes: Chamberlain, Gunn, Hamilton, Baker, Brooks

No: None

Absent: Bluhm, Chanda

MOTION CARRIED

b) City Council Appointments: None

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. Request for Closed Session

City Council took NO ACTION on this item.

I.4. Bid Waiver – GPS System for Golf Carts at Golf Courses (Introduced by: Allyson Leach, Assistant Recreation Director)

Resolution #2026-06-100

Moved by Chamberlain

Seconded by Hamilton

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to furnish all equipment, materials, and software to provide GPS services for the golf carts at the Sylvan Glen and Sanctuary Lake Golf Courses to *Reach Golfers of Scottsdale, AZ* for a total cost \$25/month/cart for 48 months or \$51,000 annually with a one-time fee of \$1,250 per course for shipping of the equipment using Alliance Funding Group for the financing of the purchase; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the City of Troy Recreation Director is **AUTHORIZED** to **EXECUTE** the agreements with *Reach Golfers*, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: Gunn, Hamilton, Baker, Brooks, Chamberlain

No: None

Absent: Bluhm, Chanda

MOTION CARRIED

I.5. Fiscal Year 2026 Budget Amendments (Introduced by: Robert Maleszyk, Chief Financial Officer)

Resolution #2026-06-101

Moved by Baker

Seconded by Gunn

RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2026 General Fund Budget as detailed below:

General Fund:

Revenues

State LCSA PPT Revenue	\$672,000
Interest Income	<u>\$203,000</u>
Total General Fund Revenue Increase	<u>\$875,000</u>

Expenditures

Public Safety:

Building Inspection	\$625,000
---------------------	-----------

Recreation and Culture:

Recreation	\$250,000
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Total General Fund Expenditures Increase	<u>\$875,000</u>
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Net General Fund Change: \$ -

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2026 Transit Center Fund Budget as follows:

Transit Center Fund:

Contractual Services - Grounds and Maintenance	\$10,000
--	----------

Amtrak Billing Revenue (Offset)	(10,000)
Net Transit Center Fund Change:	\$ -

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** City Management to amend the Current Fiscal Year 2026 Community Development Block Grant Fund Budget as follows:

Community Development Block Grant Fund:

Operating Transfers Out To Capital	\$200,000
Federal Revenue Increase (Offset)	(200,000)
Net Community Development Block Grant Fund Change:	\$ -

Yes: Hamilton, Baker, Brooks, Chamberlain, Gunn
No: None
Absent: Bluhm, Chanda

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-06-102-J-1a
Moved by Hamilton
Seconded by Brooks

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

Yes: Baker, Brooks, Chamberlain, Gunn, Hamilton
No: None
Absent: Bluhm, Chanda

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-06-102-J-2

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

J.2.a. City Council Minutes-Draft - June 15, 2026

J.2.b. Special City Council Meeting Minutes-Draft - June 15, 2026

J.3. Proposed City of Troy Proclamations: None Submitted**J.4. Standard Purchasing Resolutions:****J.4.a. Standard Purchasing Resolution 2 - Award to Low Bidder - Troy Public Library Carpet Cleaning**

Resolution #2026-06-102-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options to low bidder meeting specifications, *Du-all Cleaning, Inc. of Sterling Heights, MI*, for biannual carpet cleaning services at the Troy Public Library and as needed soft surface cleaning services for City facilities, for an estimated annual cost of \$7,900, at unit prices contained in the bid opened May 28, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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.

J.5. Request for Approval of Satellite Clerk's Office and Other Election Services – August 4th Primary Election

Resolution #2026-06-102-J-5

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

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

Saturday, July 25, 2026 – 8:30am-4:30pm

Sunday, July 26, 2026 – 8:30am-4:30pm

Thursday, July 30, 2026 – 4:00-8:00pm

Saturday, August 1, 2026 – 8:30am-4:30pm

Sunday, August 2, 2026 – 8:30am-4:30pm

J.6. Request for Acceptance of Five Permanent Easements, 755 Tower Associates II, LLC, Sidwell #88-20-28-104-001 & 002, & #88-20-28-101-073

Resolution #2026-06-102-J-6

RESOLVED, That Troy City Council hereby **ACCEPTS** five permanent easements for water mains from 755 Tower Associates II, LLC, owner of the properties, Sidwell #88-20-28-104-001 and -002, #88-20-28-101-073.

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

J.7. 2026 Oakland County Local Road Improvement Program, Civic Center Drive - Project No. 20.106.5

Resolution #2026-06-102-J-7

RESOLVED, That Troy City Council hereby **APPROVES** the participation in the 2026 Oakland County Local Road Improvement Program with the Board of Commissioners of the County of Oakland for \$1,300,000.00 at an estimated cost to the City of Troy of \$1,105,595.00 for the removal and replacement of the composite pavement on Civic Center Drive, and the Mayor and City Clerk are **AUTHORIZED** to **EXECUTE** the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. Proposed Consent Judgment in Troy v. McDonalds

Resolution #2026-06-102-J-8

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the proposed Consent Judgment in the City of Troy v. McDonald's Corporation case, Oakland County Circuit Court case number 2025-21239-CC, and **AUTHORIZES** payments in the amounts stated therein from Account Number 401.449.202.989.022065.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Attorney or designee to execute the document on behalf of the City of Troy; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.9. Authorization for Legal Representation in Moser v. Nessel

Resolution #2026-06-102-J-9

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Attorney's Office to represent and defend the City of Troy and Troy Police Chief Jones in the matter of Dean Moser, et. al. v. Dana Nessel, et. al (U.S. District Court, Western District of Michigan, Case No. 1:26-cv-1850, and **APPROVES** payment of any necessary costs and expenses and the retention of any necessary expert witnesses required for such representation.

J.10. Traffic Committee Recommendations – June 17, 2026

Resolution #2026-06-102-J-10

BE IT RESOLVED, That a NO PARKING ZONE **BE ESTABLISHED** on the north side of Eckford Drive, from Tallman Drive east to the west property line of 689 Eckford Drive.

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:

N.1. No Council Referrals Submitted

O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Traffic Committee-Final - April 15, 2026

O.2. Department Reports:

O.2.a. Rochester Road Widening - Project Update

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation to Paul Evans from Sign A Rama Troy

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

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Hamilton congratulated Troy Cowboys for 70 years in Troy.

Council Member Gunn commented on the 250 Celebration on July 1st that will be held inside the Troy Community Center. He thanked City Administration for being responsive to questions and providing information to City Council. He wished everyone a safe and happy 4th of July.

Council Member Chamberlain wished a happy 250th birthday to America. She encouraged everyone to attend the 250 Celebration on Wednesday, July 1st at 5:30 PM at the Troy Community Center. She thanked City Administration for the social media posts with rules and regulations and encouraging safety when using fireworks.

Council Member Brooks commented on the 250 Celebration on Wednesday, July 1st. She commented that the Troy Garden Club will be holding their 51st Annual Troy Garden Walk on Wednesday, July 8th, and tickets are available online or in person at the Troy Historic Museum. She encouraged everyone to have a safe and happy 4th of July.

Mayor Baker commented that the 250th Celebration is a monumental event and an opportunity for everyone to recognize the good in America. He encouraged everyone to celebrate safely and to please be mindful of neighbors, children, pets and those impacted by fireworks.

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 8:57 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: July 9, 2026

To: Honorable Mayor and City Council Members

From: Frank Nastasi, City Manager
Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Members' Travel – 2026 Michigan Municipal League Convention

History

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

Purchasing

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

Financial

Registration for this event is \$650.00, plus any additional activities selected (see registration worksheet attached). Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2026/27 General Fund – City Council – Education and Training account.

Recommendation

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

Suggested Resolution:

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 Michigan Municipal League Convention, in accordance with accounting procedures of the City of Troy.

MML Convention 2026

October 7-9, 2026
Grand Traverse Resort,
Traverse City

The MML Annual Convention convenes Michigan's municipal leaders in an inclusive space to connect, celebrate success, embrace innovation, gain practical tools, and advance the League's strategic priorities through timely content, inspiring speakers, and collaborative learning.

Sponsorship



Registration Policies

Convention Registration Policies

+ Registration Includes

- Full Conference Registration Fees

Early Bird Registration

On or before August 28, 2026

MML Full & Associate Members/BAP Participants — \$650/person

Nonmember Government Entities/MML Fund & Pool Program Members — \$950/person

Regular Registration

On or before September 28, 2026

MML Full & Associate Members/BAP Participants — \$765/person

Nonmember Government Entities/MML Fund & Pool Program Members — \$950/person

Onsite Registration

Nonmember Government Entities/MML Fund & Pool Program Members —
\$1,000/person

Add-on Registration Items

Additional Attendees

Student — \$275/person

Guest — \$275/person

Additional Meals/Activities

First Time Attendee Lunch — pre-registration required

Wednesday, October 7, 12:30–1:45 p.m.

Michigan Association of Mayors (MAM) Annual Meeting & Breakfast — pre-registration required

Thursday, October 8, 7:30–9 a.m.

Michigan Women in Municipal Government (MWIMG) Annual Meeting & Luncheon — pre-registration required — \$65

Thursday, October 8, 11:45 a.m.–1 p.m.

Michigan Black Caucus of Local Elected Officials (MBC-LEO) Breakfast & Membership Meeting — pre-registration required

Friday, October 9, 7:30–9 a.m.

Education Tours

1.45 p.m. A boxed lunch will be provided for participants on the Frankfort tour.

Placemaking 101 – \$20

BlueTech Innovation Tour: Protecting Michigan's Aquatic Ecosystems – \$20

The Long Hike: Securing Funding for Local Trails – \$20

A Local Blueprint for Housing: Frankfort Community Land Trust Tour – \$20

History and Innovation at the Grand Traverse Commons – \$20

+ **Registration Types**

+ **Cancellation Policies**

+ **Persons with Disabilities and Special Needs**

+ **Anti-Discrimination Policy**

+ **Educational Credit Policy**

We love where you live.

Contact

info@mml.org

734-662-3246



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: July 9, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Cheryl Rivera, Office Manager

Subject: Standard Purchasing Resolution 9: Approval to Expend Funds for Membership Dues and Renewals Over \$10,000 - Southeast Michigan Council of Governments (SEMCOG)

History

Since its inception in 1968, The Southeast Michigan Council of Governments (SEMCOG) has supported local planning through its technical, data, and intergovernmental resources. The work SEMCOG does improves the quality of the region's water, makes the transportation system safer and more efficient, revitalizes communities, and spurs economic development.

Membership is open to all counties, cities, villages, townships, intermediate school districts, and community colleges. SEMCOG serves the Southeast Michigan region, made up of Livingston, Macomb, Monroe, Oakland, St. Clair, Washtenaw, and Wayne Counties. Associate, non-voting, memberships are offered to eligible public universities. The City of Troy has been a member of SEMCOG since 1968.

As southeast Michigan's regional planner, SEMCOG's essential functions include:

- Promote informed decision-making by improving Southeast Michigan and its local governments through insightful data analysis and direct assistance to members.
- Promote the efficient use of tax dollars for infrastructure investment and governmental effectiveness.
- Develop regional solutions that go beyond the boundaries of individual local governments.
- Advocate on behalf of Southeast Michigan in Lansing and Washington.

Financial

Funds are budgeted for FY 2026/27 under Council - Membership and Dues (101.101.958)

Recommendation

Staff recommends authorization of the expenditure of funds for membership dues to SEMCOG in the amount of \$14,683.00 for the period of July, 2026 – July, 2027.

Suggested Resolution:

RESOLVED, That Troy City Council **GRANTS** approval to pay membership dues to the Southeast Michigan Council of Governments (SEMCOG) in the amount of \$14,683.00, which covers the time period of July 1, 2026 to June 30, 2027.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: July 9, 2026

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney
Nicole F. MacMillan, Assistant City Attorney

Subject: Amanda Mukhles Amir v. City of Troy et. al

The attached lawsuit stems from a traffic accident involving a City of Troy volunteer firefighter's vehicle and a vehicle driven by co-defendant Savio Alsafi. Specifically, on March 8, 2026, the volunteer firefighter was responding to a structure fire in his personal vehicle, with his lights and sirens. As he entered into the intersection at Big Beaver and Rochester Rd, he was struck by Savio Alsafi. Plaintiff was a passenger in Mr. Alsafi's vehicle.

Plaintiff's lawsuit names the City, as well as the volunteer firefighter and Savio Alsafi as Defendants in this case. Plaintiff has alleged that the volunteer firefighter was grossly negligent, and that the City is liable under a vicarious liability theory. Count three of Plaintiff's Complaint also asserts an auto negligence claim against Savio Alsafi.

Plaintiff alleges that her damages exceed \$25,000, which is the threshold for filing a case in the Oakland County Circuit Court. It has been assigned to Judge Jacob J. Cunningham. The proposed resolution authorizes our office to represent the City and the volunteer firefighter in this case, and approves necessary expenditures required for the defense of the case.

Please let us know if you have any questions about this new lawsuit.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City Attorney Office to defend the City of Troy and the named volunteer firefighter in the matter of Amanda Mukhles Amir v. City of Troy et. al. (Oakland County Circuit Court, Case No. 2026-223800-NI), and **APPROVES** the payment of any necessary costs and expenses and the retention of any necessary expert witnesses required to adequately represent the City Defendants.

Law Suit – FYI

PLANTIFF: Amanda Mukhles Amir

DEFENDANT: Aaron Jon Jones, City of Troy, Savio Alsafi

- **Date Received: 06/26/2026**
- **Case # 2026-223800-NI**
- **Method of Delivery:**
 - First Class Mail** ☐
 - Certified Mail** ☒
 - Personally Served** ☐
- **Received by:**
 - City Attorney** ☐
 - City Clerk** ☒
 - Mayor** ☐
- **Signed for by: Stephanie Kerr**
- **Copy of certified mail postcard attached to original**
- **Date Received by City Clerk: 06/26/2026**
- **Date Routed: 06/26/2026**

City Clerk's Office - Original	X
City Attorney	X
City Manager	X
Fire	X
MMRMA	X

STATE OF MICHIGAN JUDICIAL DISTRICT 6TH JUDICIAL CIRCUIT COUNTY	SUMMONS	CASE NO. 2026-223800-NI -NI JUDGE JACOB J. CUNNINGHAM
---	----------------	--

Court address

1200 N. Telegraph Road, Pontiac, MI 48341

Court telephone no.

(248) 858-1000

Plaintiff's name, address, and telephone no.

Amanda Mukhles Amir
 901 Wilshire Drive, Suite 390
 Troy, MI 48084
 (586) 558-8250

v

Defendant's name, address, and telephone no.

City of Troy
 Attn: City Clerk
 500 W. Big Beaver Road
 Troy, MI 48084

Plaintiff's attorney, bar no., address, and telephone no.

Kevin D. Yaldeo (P62163)
 901 Wilshire Drive, Suite 390
 Troy, MI 48084
 (586) 558-8250

This case has been designated as an eFiling case, for
 more information please visit www.oakgov.com/efiling.

Instructions: Check the items below that apply to you and provide any required information. Submit this form to the court clerk along with your complaint and, if necessary, a case inventory addendum (MC 21). The summons section will be completed by the court clerk.

Domestic Relations Case

- ☐ There are no pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.
- ☐ There is one or more pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint. I have separately filed a completed confidential case inventory (MC 21) listing those cases.
- ☐ It is unknown if there are pending or resolved cases within the jurisdiction of the family division of the circuit court involving the family or family members of the person(s) who are the subject of the complaint.

Civil Case

- ☐ This is a business case in which all or part of the action includes a business or commercial dispute under MCL 600.8035.
- ☐ MDHHS and a contracted health plan may have a right to recover expenses in this case. I certify that notice and a copy of the complaint will be provided to MDHHS and (if applicable) the contracted health plan in accordance with MCL 400.106(4).
- ☒ There is no other pending or resolved civil action arising out of the same transaction or occurrence as alleged in the complaint.
- ☐ A civil action between these parties or other parties arising out of the transaction or occurrence alleged in the complaint has

been previously filed in ☐ this court, ☐ _____ Court, where

it was given case number _____ and assigned to Judge _____

The action ☐ remains ☐ is not pending.

Summons section completed by court clerk.

SUMMONS

NOTICE TO THE DEFENDANT: In the name of the people of the State of Michigan you are notified:

1. You are being sued.
2. **YOU HAVE 21 DAYS** after receiving this summons and a copy of the complaint to **file a written answer with the court** and serve a copy on the other party or **take other lawful action with the court** (28 days if you were served by mail or you were served outside of Michigan).
3. If you do not answer or take other action within the time allowed, judgment may be entered against you for the relief demanded in the complaint.
4. If you require accommodations to use the court because of a disability or if you require a foreign language interpreter to help you fully participate in court proceedings, please contact the court immediately to make arrangements.

Issue date 6/15/2026	Expiration date* 09/14/2026	Court clerk Lisa Brown
-------------------------	--------------------------------	---------------------------

*This summons is invalid unless served on or before its expiration date. This document must be sealed by the seal of the court.

 RECEIVED
 CITY OF TROY
 2026 JUN 26 P 3:20

STATE OF MICHIGAN

IN THE 6TH CIRCUIT COURT FOR THE COUNTY OF OAKLAND

AMANDA MUKHLES AMIR,

Plaintiff,

CASE NO.: 26-
HON 2026-223800-NI

-NI

-vs-

JUDGE JACOB J.
CUNNINGHAMAARON JON JONES, CITY OF TROY
and SAVIO ALSAFI

Defendants.

This case has been designated as an eFiling case,
for more information please visitwww.oakgov.com/efiling.

HAKIM, TOMA & YALDOO, P.C.
Kevin D. Yaldoo (P62163)
Attorneys for the Plaintiff
901 Wilshire Drive, Suite 390
Troy, MI 48084
(586) 558-8250 / (517) 696-2273 (Fax)
kyaldoo@hakimlaw.com
jarabo@hakimlaw.com
shakim@hakimlaw.com

*There is no other civil action pending or resolved, arising out
of the transaction or occurrence alleged in this Complaint.*

COMPLAINT

NOW COMES the Plaintiff Amanda Mukhles Amir by and through counsel, Hakim, Toma & Yaldoo, P.C., and complaining against the above-named Defendants Aaron Jon Jones, City of Troy and Savio Alsafi their agents, servants, and/or employees, either real or ostensible, and states the following in support:

1. That Plaintiff Amanda Mukhles Amir (hereinafter referred to as "Plaintiff") is a resident of the City of Sterling Heights, Macomb County, State of Michigan.
2. That Defendant Aaron Jon Jones (hereinafter referred to as "Jones") is a resident of the City of Troy, Oakland County, State of Michigan.

3. That Defendant City of Troy is and at all times herein mentioned was, a public entity duly organized and existing under and by virtue of the laws of the State of Michigan and authorized to do, and is doing, business in the State of Michigan with its principal place of business in the City of Troy, County of Oakland, State of Michigan.
4. That Defendant Savio Alsafi (hereinafter referred to as "Alsafi") is a resident of the City of Sterling Heights, Macomb County, State of Michigan.
5. The subject motor vehicle accident happened in the City of Troy, County of Oakland, State of Michigan.
6. The amount in controversy is greater than \$25,000.00.
7. Jurisdiction and venue are otherwise proper with this Court.

GENERAL ALLEGATIONS COMMON TO ALL COUNTS

8. Plaintiff realleges and incorporates by reference all the foregoing paragraphs as though more fully set forth herein.
9. At all times relevant to this action, Defendant Jones was a volunteer firefighter for the Defendant City of Troy, Michigan.
8. On March 8, 2026, Defendant Jones was responding to a structure fire.
9. Defendant Jones was operating his personal vehicle while responding to the structure fire.
10. Defendant Jones was traveling westbound on Big Beaver Road when he turned southbound onto Rochester Road.
11. Defendant Jones encountered a red traffic signal at the intersection of Big Beaver Road and Rochester Road.
12. Despite the red traffic signal, Defendant Jones proceeded through the intersection.

13. Plaintiff was a passenger in a vehicle traveling eastbound on Big Beaver Road in the right-through lane.
14. The driver of the vehicle, Defendant Alsafi, in which Plaintiff was a passenger did not observe Defendant Jones' vehicle.
15. Defendant Alsafi's vehicle struck Defendant Jones' vehicle on the front passenger side.
16. Defendant Jones' vehicle was equipped with activated emergency lights and sirens at the time of the incident, but were not activated at the time of the collision.
10. The collision resulted from Defendant Jones' failure to activate emergency warning equipment and his proceeding through the red traffic signal.

COUNT I: GROSS NEGLIGENCE – THIRD-PARTY BODILY INJURY
(Aaron Jon Jones)

11. Plaintiff realleges and incorporates by reference all the foregoing paragraphs as though more fully set forth herein.
12. That on or about March 8, 2026, Defendant Jones while negligently and/or carelessly operated the motor vehicle, failed to yield, did crash into and/or strike another vehicle while Plaintiff was occupying the vehicle driven by Defendant Alsafi and causing injury to Plaintiff.
13. As a government employee/volunteer, Defendant Jones owed a duty to the public, and specifically to Plaintiff, to operate his vehicle with reasonable care so as not to endanger others.
14. Pursuant to MCL 691.1407, Defendant Jones is not immune from tort liability if his conduct amounted to gross negligence that was the proximate cause of the injury.
15. At the time of the incident, Defendant Jones was operating a motor vehicle on public roadways where other motorists, including Plaintiff, were present and foreseeably at risk

of harm from unsafe driving conduct.

16. That on or about March 8, 2026, Defendant Jones failed to use due care and caution while operating the vehicle.

17. Defendant Jones breached this duty with conduct so reckless as to demonstrate a substantial lack of concern for whether an injury would result, including:

- Disregarding a red traffic signal without the use of emergency lights or sirens, which are specifically designed to warn other motorists of an emergency vehicle's presence and approach;
- Failing to yield the right-of-way to Eastbound traffic;
- Operating a personal vehicle in an emergency response capacity without complying with the Michigan Vehicle Code (MCL 257.603 and MCL 257.653) regarding authorized emergency vehicles;
- Entering a high-traffic intersection against a signal while knowingly blind to the right-most lane of oncoming traffic;
- Defendant Jones breached his duty of care through conduct so reckless as to demonstrate a substantial lack of concern for whether an injury would result;

18. Defendant Jones failed to confirm that all traffic at Eastbound Big Beaver and Rochester Roads had yielded to his vehicle before attempting to proceed through the intersection despite the red traffic light.

19. Defendant Jones' conduct in running a red light without activated emergency warning equipment, demonstrated a substantial lack of concern for whether other motorists would be injured.

20. A reasonable person in Defendant Jones' position would have recognized that proceeding through a red traffic signal without activated emergency equipment created a substantial and unjustifiable risk of collision and injury to other motorists.

21. Defendant Jones' grossly negligent conduct was the proximate cause of Plaintiff's injuries and damages.

22. Defendant Jones' grossly negligent conduct was the one most immediate, efficient, and direct cause of the collision and Plaintiff's resulting injuries.

23. Defendant Jones' decision to run the red light without activated emergency equipment directly and immediately caused the collision with the vehicle in which Plaintiff was traveling.

24. As a result of the aforesaid collision, Plaintiff sustained permanent serious impairment/disfigurement and his/her general ability to conduct the course of his/her normal life has been affected.

25. As a direct and proximate result of Defendant Jones' gross negligence, conduct, actions and omissions, the Plaintiff suffered damages and serious injuries which include, but are not limited to, the following:

- a. Plaintiff suffered the injury;
- b. Plaintiff suffered extreme pain from the time of the injury to the present;
- c. Plaintiff was forced to endure severe and grievous conscious pain and suffering;
- d. Plaintiff suffered a great deal of physical pain, mental pain, fright and shock;
- and
- e. Plaintiff was required to endure many other discomforts and pain.

WHEREFORE, Plaintiff asks for damages in her favor and against the Defendant Jones in whatever amount Plaintiff is found to be entitled, together with interest, costs, and attorney fees.

COUNT II: VICARIOUS LIABILITY
(City of Troy)

26. Plaintiff realleges and incorporates by reference all the foregoing paragraphs as though more fully set forth herein.

27. At all times relevant to this action, an employment or agency relationship existed between Defendant Jones and Defendant City of Troy.
28. Defendant Jones was a volunteer firefighter for the City of Troy, Michigan.
29. As a volunteer firefighter, Defendant Jones acted as an agent of the City of Troy in responding to fire emergencies.
30. Defendant Jones' had an appointment or agreement with the City of Troy; and/or training provided by the City of Troy; and/or Defendant Jones was under the City of Troy's direction and control; and/or Defendant Jones had compensation or benefits provided by the City of Troy.
31. Defendant Jones' tortious conduct occurred within the scope of his employment or agency relationship with the City of Troy.
32. At the time of the collision, Defendant Jones was responding to a structure fire in his capacity as a volunteer firefighter for the City of Troy.
33. Defendant Jones was performing duties assigned to him as a volunteer firefighter when the collision occurred.
34. Defendant Jones' response to the fire emergency was undertaken for the benefit of the City of Troy and in furtherance of the City of Troy's governmental function of fire protection.
35. Defendant Jones was on duty and/or had been dispatched by the City of Troy; and/or the City of Troy authorized or expected volunteer firefighters to respond in personal vehicles.
36. As alleged in Count I, Defendant Jones committed gross negligence by breaching his duty of care to Plaintiff.

37. Defendant Jones' gross negligent operation of his motor vehicle, including running a red traffic signal without activated emergency equipment, constituted a tort for which he is liable to Plaintiff.

38. As a direct and proximate result of Defendant Jones' negligence committed within the scope of his service to the City of Troy, Plaintiff suffered damages.

39. The Plaintiff has suffered pain and suffering, the loss of the social pleasures of life, and/or its enjoyments, loss of earnings and/or loss of his/her earning capacity, reasonable expenses of necessary medical care, treatment, and related services which include, but are not limited to his/her family and friends, have been injured and/or damaged in various ways, including but not limited to loss of his/her society, companionship, assistance, support, oversight, and/or other services and/or losses, all as a result of the wrongfully inflicted injuries inflicted upon Plaintiff.

40. Defendant City of Troy is vicariously liable for the negligent acts of its agent, Defendant Jones, committed within the scope of his service to the City of Troy.

WHEREFORE, Plaintiff asks for damages in her favor and against the Defendant Jones in whatever amount Plaintiff is found to be entitled, together with interest, costs, and attorney fees.

COUNT III: AUTO NEGLIGENCE – THIRD-PARTY BODILY INJURY
(Alsafi)

41. Plaintiff realleges and incorporates by reference all the foregoing paragraphs as though more fully set forth herein.

42. That on or about March 8, 2026, Defendant Alsafi while negligently and/or carelessly operated the motor vehicle, was failed to yield, did crash into and/or strike another vehicle while Plaintiff was occupying the vehicle driven by Alsafi and causing injury to Plaintiff.

43. That on or about March 8, 2026, Defendant Alsafi failed to use due care and caution while

operating the vehicle.

44. As a result of the aforesaid collision, Plaintiff sustained permanent serious impairment/disfigurement and his/her general ability to conduct the course of his/her normal life has been affected.
45. That at all pertinent times, the Defendant Alsafi had a duty and/or obligation(s) to the public in general and to Plaintiff, in particular, to operate the vehicle he/she was operating, with due care and/or caution in accordance with the laws, statutes and/or rules of the State of Michigan, applicable to the safe operation of motor vehicles, including but not limited to MCL 257.402, MCL 257.626, MCL 257.627, and/or MCL 257.643.
46. That Defendant Alsafi had a duty to the public in general, and to Plaintiff, in particular, to operate the vehicle in a reasonably safe and/or prudent fashion so as not to endanger the general public and Plaintiff, in particular.
47. That Defendant Alsafi with total disregard for the duty(ies) owed to the public and/or Plaintiff, in particular, breached said duty(ies), which include but are not limited to the following, in one and/or more of the following fashions in that he/she:
- A. Failed to maintain a proper observation and/or keep a proper lookout for traffic in his/her vicinity and ahead, especially in his/her line of travel when Defendant Alsafi knew, and/or should have known, that such failure would endanger the life and/or safety of others along and/or upon the said roadway.
 - B. Failed to maintain proper control of the vehicle and/or otherwise failed to comply with the common law and/or statutory duty(ies) to use ordinary care and/or reasonable care.
 - C. Failed to drive the vehicle at a careful, reasonable, and/or proper speed, having due regard for traffic, the surface, and/or width of the highway, and other conditions then

and there existing in violation of the provisions of Michigan law, including but not limited to MCL 257.627.

- D. Drove the vehicle on the roadway at a speed greater than would permit him/her to bring the vehicle to a stop within the assured safe clear distance ahead, and/or at a speed that was excessive considering existing conditions that then and there existed at the time he/she crashed into another vehicle in violation of the provisions of Michigan law, including but not limited to MCL 257.627.
 - E. Failed to engage the brakes of the vehicle at such a time and/or fashion so as to be able to control its movement and/or stop and/or hold the vehicle to prevent it from striking another vehicle and/or person in the roadway.
 - F. Failed to take any action to attempt and/or avoid striking another vehicle, in violation of Michigan law, including but not limited to MCL 257.402.
 - G. Failed to observe vehicles, objects and/or pedestrians far enough ahead of the line of travel of the vehicle and/or to make proper observation and/or slow down, stop and/or change his/her line of travel so as to avoid striking another vehicle, in violation of Michigan law, including but not limited to MCL 257.402, MCL 257.626, MCL 257.627, and/or MCL 257.643.
 - H. Failed to drive in a fashion and at a speed, keeping careful watch ahead and/or laterally and/or refrain from activity and/or distractions that would interfere and/or prevent Defendant Alsafi from his/her full attentiveness in the operation of the said vehicle including but not limited to the careful and/or safe operation of the said vehicle.
48. That Defendant Alsafi failed to operate the vehicle at the time and/or immediately prior to him/her crashing into another vehicle, in a careful and/or prudent manner causing serious

injuries to the Plaintiff in violation of MCLA 257.626(B) and other manners and/or other acts of negligence, including but not limited to those articulated and/or arising from Defendant Alsafi's careless and/or unreasonable and/or unsafe operation of the said vehicle, that may become known during the course of discovery.

49. That as a direct and/or proximate result of the aforesaid careless and/or negligent actions of Defendant Alsafi, Plaintiff was injured by Defendant Alsafi's actions while operating the vehicle, causing him/her to sustain massive and/or serious injuries to him/her person that said injuries constituted a serious impairment of his/her bodily functions and/or serious and/or permanent disfigurement.

50. That as a result of the injuries and/or death inflicted upon Plaintiff, the Plaintiff has suffered pain and suffering, the loss of the social pleasures of life, and/or its enjoyments, loss of earnings and/or loss of his/her earning capacity, reasonable expenses of necessary medical care, treatment, and related services which include, but are not limited to his/her family and friends, have been injured and/or damaged in various ways, including but not limited to loss of his/her society, companionship, assistance, support, oversight, and/or other services and/or losses, all as a result of the wrongfully inflicted injuries inflicted upon Plaintiff.

51. Defendant Alsafi did violate Michigan statutes pertaining to the operation of a motor vehicle at times pertinent to this incident.

52. Defendant Alsafi breached each of the duties listed within this Complaint which constitute negligence, gross negligence, the violation of Michigan statute and law, recklessness, and the breach of the ordinary standard of care.

53. As a direct and proximate result of Defendant Alsafi's negligence, conduct, actions and

omissions, the Plaintiff suffered serious injuries which include, but are not limited to, the following:

- a. Plaintiff suffered the injury;
- b. Plaintiff suffered extreme pain from the time of the injury to the present;
- c. Plaintiff was forced to endure severe and grievous conscious pain and suffering;
- d. Plaintiff suffered a great deal of physical pain, mental pain, fright and shock;
and
- e. Plaintiff was required to endure many other discomforts and pain.

WHEREFORE, Plaintiff asks for damages in her favor and against the Defendant Alsafi in whatever amount Plaintiff is found to be entitled, together with interest, costs, and attorney fees.

Respectfully submitted,

HAKIM, TOMA & YALDOO, P.C.

/s/ Kevin D. Yaldoo

By:

Kevin D. Yaldoo (P62163)
Attorney for the Plaintiff
901 Wilshire Drive, Suite 390
Troy, MI 48084
(586) 558-8250
(517) 696-2273 (Fax)

Dated: June 15, 2026

USPS TRACKING #



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9402 9758 5266 4043 27

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

HTY LAW
901 Wilshire Blvd., Suite 390
TROY, MICHIGAN 48084
Attn: J. Arabo

A. Arabo

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

*City of Troy
Attn: City Clerk
500 W. Big Beaver Rd.
Troy, MI 48064*



9590 9402 9758 5266 4043 27

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X D. Kern

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®

☐ Certified Mail Restricted Delivery
☐ Collect on Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery



HAKIM, TOMA & YALDOO, P.C.
ATTORNEYS AND COUNSELORS
901 Wilshire Dr., Suite 390
Troy, Michigan 48064



9589 0710 5270 3651 5866 47



CITY OF TROY

Attn: City Clerk

500 W BIG BEAVER RD

TROY MI 48084-5254

30091443277



FIRST-CLASS
FROM 48093
06/24/2026
Stamps.com





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: July 9, 2026

To: Frank Nastasi, City Manager

From: Robert Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements - Z Square Medical Office - Project No. 26.908.3

History

Z Square Real Estate East St., LLC proposes to develop Z Square Medical Office located on north side of E Big Beaver Road and east side of Livernois Road, Section 22.

City Council Commission granted conditional rezoning approval on March 23, 2026.

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 Z Square Real Estate East St., LLC on behalf of the City of Troy including: Water Main, Storm Sewer, Concrete Pavement and Sidewalk. The required fees and refundable escrow deposits in the form of Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by Square Real Estate East St., LLC (see attached Private Agreement).

Financial

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

Recommendation

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

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Z Square Real Estate East St., LLC for the installation of Water Main, Storm Sewer, Concrete Pavement and Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **26.908.3**

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

Resolution No:

Date of Council Approval:

This Contract, made and entered into this 3 day of July, 2026 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and Z Square Real Estate East St. LLC whose address is 6725 Daly Rd, Unit 250010, West Bloomfield, MI 48325 and whose telephone number is 313-674-0034 hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement & Sidewalk in accordance with plans prepared by Nowak & Fraus Engineers whose address is 46777 Woodward Ave., Pontiac, MI 48342 and whose telephone number is 248-332-7931 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 \$ 212,103.00. This amount will be deposited with the City in the form of (check one):

Cash/Check	☐	} 10% Cash <u>\$21,210.30</u>
Certificate of Deposit & 10% Cash	☐	
Irrevocable Bank Letter of Credit & 10% Cash	☐	
Performance Bond & 10% Cash	☒	

Refundable cash deposit in the amount of \$ 49,810.00. This amount will be deposited with the City in the form of (check one):

Cash	☐	Check	☒
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Non-refundable cash fees in the amount of \$ 699.34. This amount will be paid to the City in the form of (check one):

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

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

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

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

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

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

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 6th day of July, 2026.

OWNERS

By: Hamman Zmily



*

Its: Sole Member

Please Print or Type

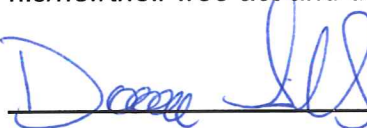
*

Its: _____

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 6th day of July, A.D. 2026, before me personally appeared Hamman Zmily 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.

 Deena Sieders

NOTARY PUBLIC, Macomb, Michigan

My commission expires: 3-16-2027
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: PPC26.908.3

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

88-20-22-358-028 Lot: 38&39-
Subdivision: EYSTERS BEAVER GARDENS
Project No: 26.908.3

Permittee/Owner

Z SQUARE REAL ESTATE EAST
6725 DALY RD UNIT 250010
WEST BLOOMFIELD MI 48325

Issued:

Expires:

Applicant

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

6725 DALY RD UNIT 250010
WEST BLOOMFIELD MI 48325

Work Description: NEW MEDICAL OFFICE BUILDING

Stipulations:

Onsite underground detention

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	5,276.00
Escrow Deposits	Water Mains	13,825.00
Escrow Deposits	Storm Sewers	47,068.00
Escrow Deposits	Pavement	11,034.00
Escrow Deposits	Grading	2,500.00
Escrow Deposits	Detention Basin	131,900.00
Escrow Deposits	Temporary Access Road	500.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	31.00
Cash Fees (Non-Refundable)	arkers - Full Range	1.00
Cash Deposits (Refundable)	Construction Engineering (CE)	212,103.00
Cash Deposits (Refundable)	Sidewalks	1,020.00
Cash Deposits (Refundable)	ROW Restoration	250.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	212,103.00

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:**

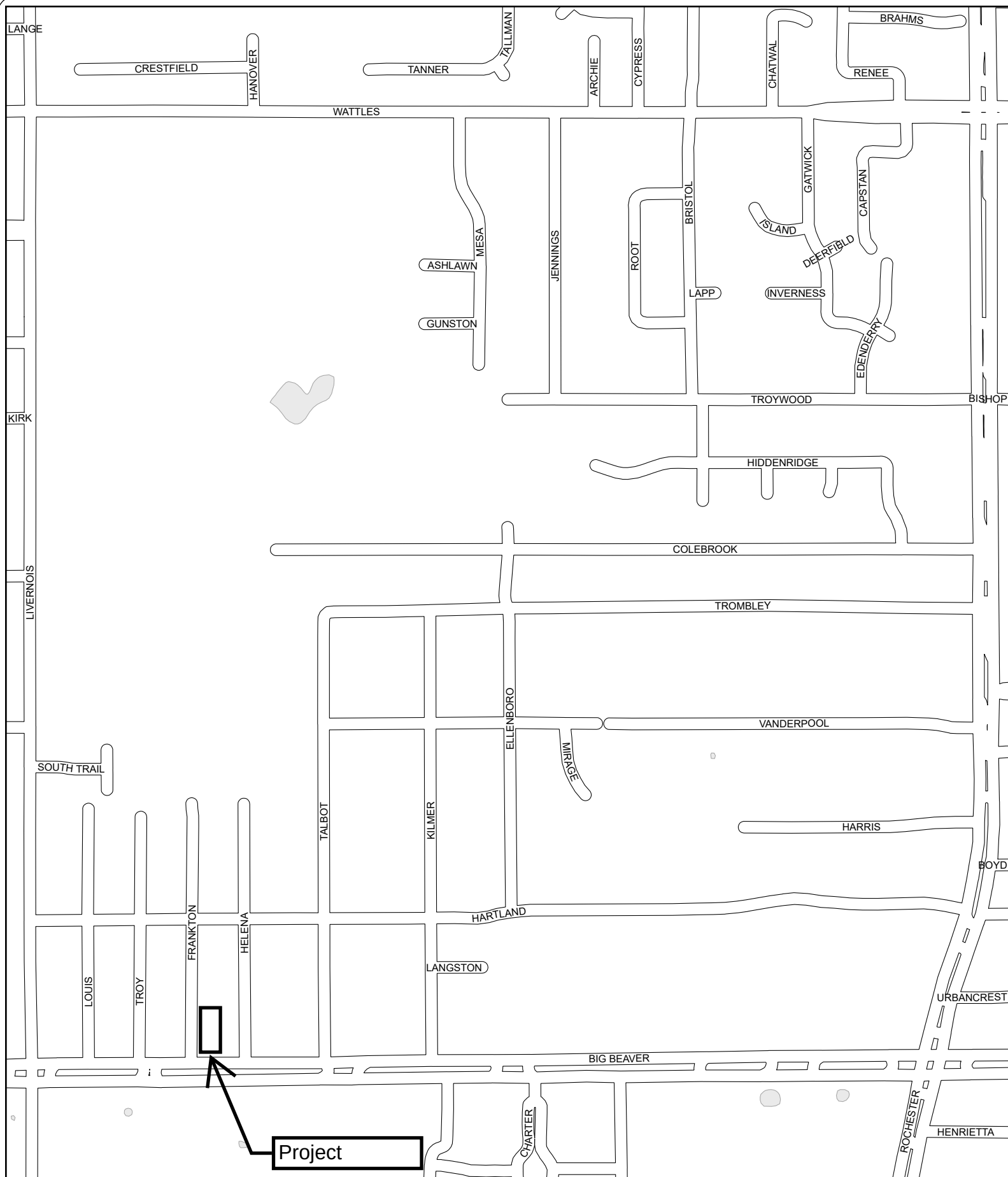
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed 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

CITY COUNCIL AGENDA ITEM

K.1.a.

Date: July 9, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING (JULY 27, 2026) - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to Vacate Deerfield Drive, Approximately 60-Foot Wide by 85-Foot Long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as Part of Edenderry Subdivision No. 1, in Section 22.

John Stankrauff & Sharron Cupelli (residents of 3836 Gatwick) and Bhavesh & Shraddha Shah (residents of 3874 Gatwick) are co-applicants seeking to vacate Deerfield Drive, which is located between their properties.

The platted Deerfield Drive right of way is 60 feet wide and approximately 85 feet in length. The right of way was approved as part of Edenderry Subdivision No. 1 in 1995 and constructed as a stub street. The property abutting the stub street to the east was approved as Town Haven Site Condominium in 2024, with no vehicular connection to Deerfield Drive proposed. In 2025, the stub street and sidewalk were deemed to be unnecessary and were replaced with turf grass and trees.

Upon vacation, ownership of the right of way will revert to the owners on both sides of the right of way within the subdivision (the co-applicants). There is an 18-inch storm drain located within the right of way, therefore the City will retain an easement for utilities.

The Planning Commission held a public hearing on this item on July 8, 2025 and recommended approval of the street vacation by a 7-0 vote.

It should be noted, the co-applicants requested that this item not be taken before City Council until 2026. The applicants wanted to ensure all necessary restoration of the site was completed prior to taking ownership.

A City Council Public Hearing has been scheduled for July 27, 2026.

Attachments:

1. Agenda item from July 8, 2025 Planning Commission Regular meeting.
2. Minutes from July 8, 2025 Planning Commission meeting (excerpt)

DATE: July 2, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22.

GENERAL INFORMATION

Name of applicant(s):

The applicants are John Standkrauff and Sharron Cupelli (3836 Gatwick) and Bhavesh and Shraddha Shah (3874 Gatwick).

History of Right of Way:

Deerfield Drive is a public right of way located north of 3836 Gatwick and south of 3874 Gatwick. The street was constructed and stubbed into a vacant parcel when the Edenderry Sub No. 1 was developed in 1995. Town Haven Site Condominium was approved in 2024 and the stub street was not proposed to be extended. The paved street and sidewalks within the Deerfield Drive right of way will be removed and planted with turf grass and plants. The owners of 3836 Gatwick and 3874 Gatwick seek vacation so that they can assume ownership and maintenance responsibility for the area.

Length and width of right of way:

The right of way width is approximately 60 feet in width and 85 feet in length. The applicant proposes to vacate the entire Deerfield Drive of way. The underlying ownership of the vacated land will revert to the adjacent property owners 3836 Gatwick and 3874 Gatwick, to be divided down the centerline per standard practice.

ANALYSIS

Reason for street vacation (as stated on the Street/Alley Vacation Application):

Per conversations with the applicants, by reverting ownership of the vacated land they will obtain control of it for maintenance purposes. The increased lot area and width for the two adjacent properties would not permit any future splits of the properties.

Impact on access to existing lots or buildings (including emergency service vehicles):

There is no proposed access to the Town Haven development.

Impact on Utilities:

There are storm lines and sanitary lines within the right of way. If the right of way were to be vacated, easements would need to be retained to maintain these public utilities. Comments generated by internal review support the street vacation, provided easements are maintained.

Future Land Use Designation:

The area is designated on the Future Land Use Plan as Single Family Residential.

SUMMARY

City Management has no objection to the street vacation, provided the City retain easements for public utilities.

Attachments:

1. Maps
2. Application
3. Edenderry Sub No. 1 (approved in 1995)
4. Preliminary Site Plan for Town Haven Site Condominium (approved in 2024)
5. Landscape Plan for Town Haven (including vacated Deerfield Drive)
6. Utilities

PROPOSED RESOLUTION

PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22.

Resolution # PC-2025-07-

Moved by:

Seconded by:

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request, to vacate a portion of right of way, approximately 60 feet wide by 85 feet long, abutting 3836 Gatwick to the south, 3874 Gatwick to the north, and Town Haven Site Condominium to the east, Platted as part of Edenderry Sub. No. 1, in Section 22, be approved, subject to the following:

1. City shall retain easements for utilities.

Yes:

Absent:

MOTION CARRIED / FAILED



0 50 100
ft

Print Date: 7/2/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



0 50 100
ft

Print Date: 7/2/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

SV 2025-0017

CITY OF TROY STREET / ALLEY VACATION APPLICATION

CITY OF TROY PLANNING DEPARTMENT
500 W. BIG BEAVER
TROY, MICHIGAN 48084
248-524-3364
E-MAIL: planning@troymi.gov



VACATION APPLICATION FEE
\$500.00 PD

ESCROW FEE
~~\$3,000.00~~ Waived
Administrative
Processing

REGULAR MEETINGS OF THE CITY PLANNING COMMISSION ARE HELD ON THE SECOND AND FOURTH TUESDAYS OF EACH MONTH AT 7:00 P.M. AT CITY HALL.

PLEASE COMPLETE AND FILE **TWO (2) SIGNED** ORIGINAL APPLICATIONS, TOGETHER WITH THE APPROPRIATE FEE, NOT LESS THAN THIRTY (30) DAYS PRIOR TO THE DATE OF THAT MEETING.

TO THE CITY COUNCIL:

I (WE), THE UNDERSIGNED, DO HEREBY RESPECTFULLY PETITION AND MAKE APPLICATION TO THE TROY CITY COUNCIL FOR VACATION OF THE RIGHT-OF-WAY OR EASEMENT WHICH IS DESCRIBED AS FOLLOWS:

The short dead end street known as Deerfield Ct to be eliminated and ownership to be turned over to the two applicants below and divided on an equal basis

APPLICANT(S) FOR VACATION:

NAME John Stankrauff and Sharron Cupelli
COMPANY _____
ADDRESS 3836 Gatwick Drive
CITY Troy STATE MI ZIP 48083
TELEPHONE 248/524-0206
E-MAIL stankrauff@icloud.com

NAME Bhavesh and Shraddha Shah
COMPANY _____
ADDRESS 3874 Gatwick Drive
CITY Troy STATE MI ZIP 48083
TELEPHONE 248/935-1551
E-MAIL bhavesh_52@hotmail.com

ADDRESS(S) AND/OR PARCEL NUMBER(S) OF PROPERTY OWNED BY APPLICANT(S) WHICH ABUTS OR INCLUDES THE AREA FOR WHICH VACATION IS REQUESTED: 3836 Gatwick Drive and 3874 Gatwick Drive

THIS REQUEST FOR VACATION IS MADE FOR THE FOLLOWING REASON(S): Stub street is no longer necessary.

Attach additional informational pages if necessary.

ATTACH A MAP INDICATING THE AREA FOR WHICH VACATION IS REQUESTED, THE LOCATION OF THE APPLICANT(S) PROPERTY AND OTHER ABUTTING PROPERTIES. (1"=200' minimum scale)

SIGNATURE OF APPLICANT(S):

John S. Stankrauff
B. Shah

DATE 05/14/2025

DATE 5/14/2025

3836 Gatwick Dr

\$677,843 3 B... 3 B... 2,44...



Gatwick Dr

3888

3874

Island Ct

Gatwick Dr

Deerfield Ocunt

794

3835

Gatwick Dr

3836

3837

3821

3822

3823

s Ct Inverness Ct Inverness Ct

3808

3809

Edenderry Dr

Gatwick Dr

3794

3795

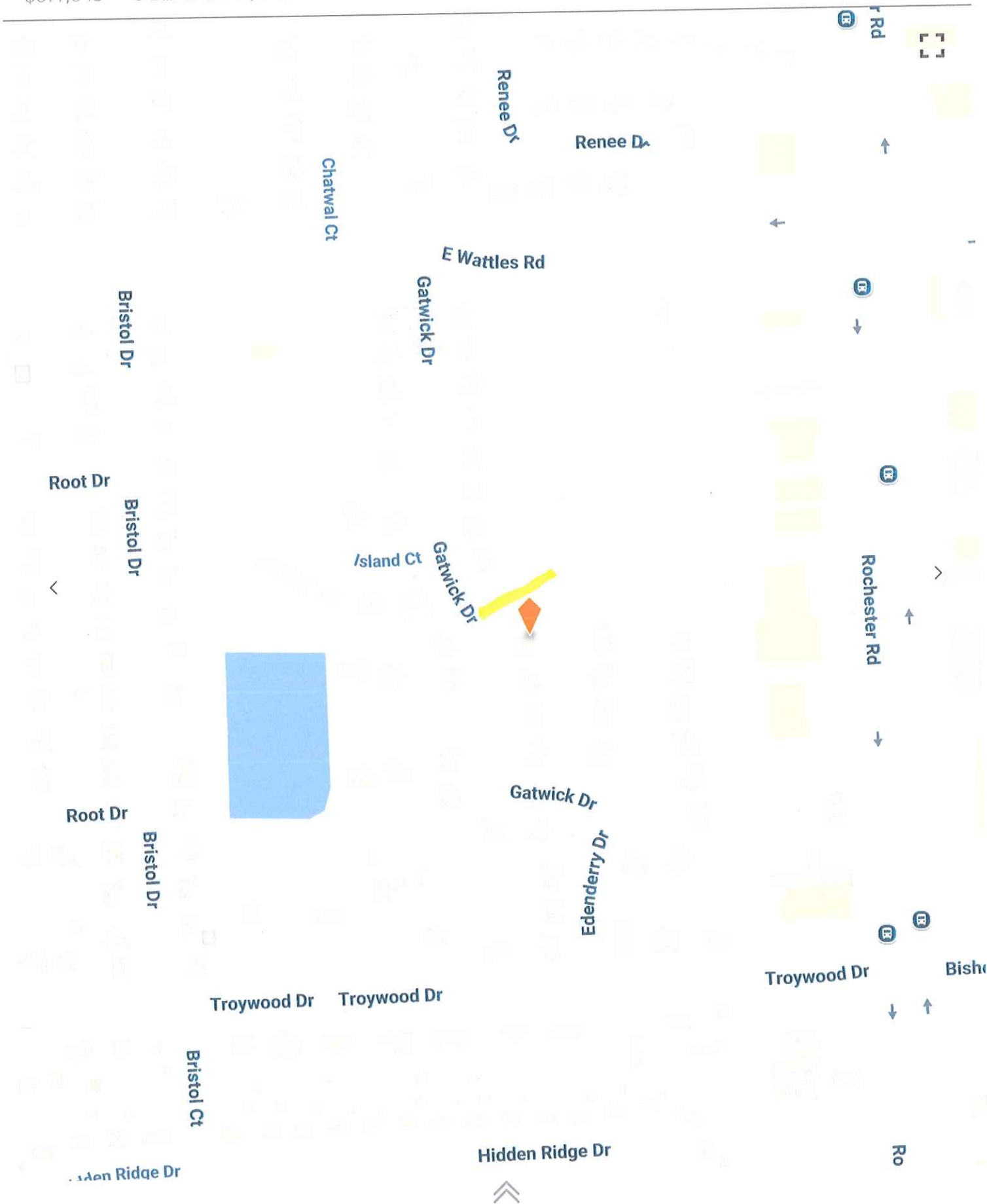
Edenderry Dr

3793



3836 Gatwick Dr

\$677,843 3 B... 3 B... 2,44...





0 50 100
ft

Print Date: 5/5/2025

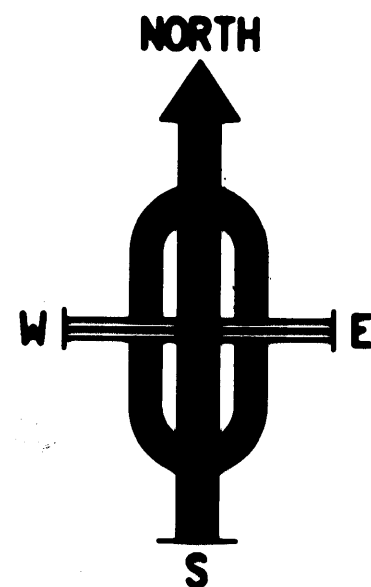


Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

425

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
(R.) DENOTES RADIAL. (N.R.) DENOTES NOT RADIAL.
THE SYMBOL "○" INDICATES A MONUMENT WHICH IS A 1/2" DIAMETER
STEEL BAR 36" LONG, ENCASED IN 4" DIAMETER CONCRETE.
THE SYMBOL "●" INDICATES A MONUMENT FOUND.
ALL LOT MARKERS ARE 1/2" IRON PIPES AND ARE 18" LONG. "NO I.D. CAPS"
ALL BEARINGS ARE IN RELATION TO THE BEARING OF THE NORTH LINE OF
"NORTHGATE SUB." SECTION 22, T.2N., R.1E., TROY TOWNSHIP, (NOW CITY OF
TROY) OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 44, PAGE 55, O.C.R..

NO.	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
1	245.00	95.33	22°17'40"	94.73	S 75°52'22" E
2	245.00	47.90	11°12'09"	47.83	N 87°22'39" E
3	305.00	178.31	33°29'49"	175.78	N 81°28'29" W
4	305.00	164.41	30°53'10"	162.43	N 15°27'26" W
5	245.00	132.07	30°53'10"	130.48	N 15°27'26" W
6	305.00	166.53	31°17'01"	164.47	N 15°15'31" W
7	245.00	133.77	31°17'01"	132.12	N 15°15'31" W



MCS ASSOCIATES, INC.
CIVIL ENGINEERING AND SURVEYING
STERLING HEIGHTS, MICHIGAN.

LIBER _____, **PAGE** _____
SHEET 1 OF 4 SHEETS

NOTE
THERE SHALL BE NO DIRECT VEHICULAR
ACCESS TO WATTLES ROAD FROM LOT 1.

POINT OF
BEGINNING
NORTHEAST CORNER OF
SECTION 22, T.2N.,
R.11E., LIBER 13585
PAGE 479, O.C.R..

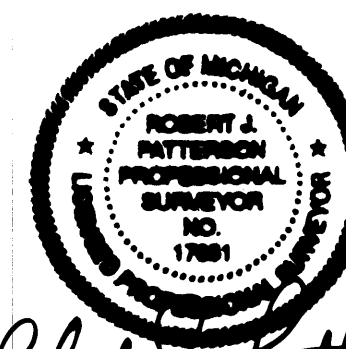
RADIUS = 245.00
ARC = 95.33
DELTA = 22°17'40"
CHORD = 94.73
CH BRG = S 75°52'2

74

"LANDSDOWNE SUB."
(LIBER 125, PAGES 34 AND 35, O.C.R.)

"NORTHGATE SUB."
(LIBER 44, PAGE 55, O.C.R.)

-MATCH LINE ON SHEET 2 OF 4 SHEETS



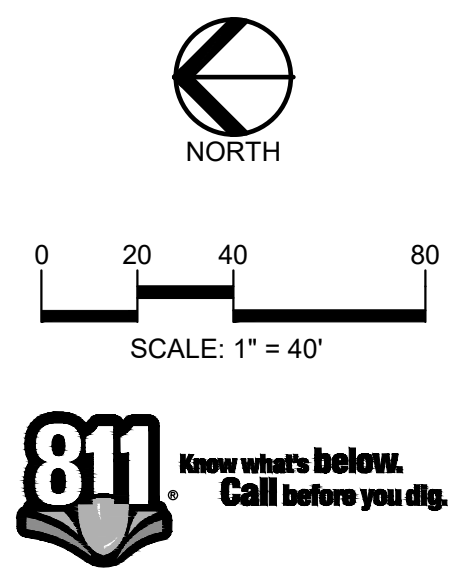
Robert J. Patterson

LEGEND:

	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL
	WETLAND
	CONCRETE CURB AND GUTTER
	REVERSE GUTTER PAN
	SETBACK LINE
	SIGN LIGHTPOLE
	FENCE
	GUARD RAIL

Parcel Area Table

PARCEL NO.	AREA (S.F.)
1	13,111
2	10,420
3	17,879
4	16,922
5	9,929
6	9,765
7	9,765
8	9,765
9	9,765
10	9,765
11	15,330
12	13,118
13	11,056
14	9,378
15	9,378
16	9,377
17	9,378
18	11,733
19	9,602
LOT AVG.	10,518



CAUTION!!
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

CLIENT
Tableau
50215 SCHOENHERR
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE
TOWN HAVEN
TROY, MICHIGAN

REVISIONS

ORIGINAL ISSUE DATE:

MARCH 29, 2024

DRAWING TITLE

**PRELIMINARY
SITE PLAN**

PEA JOB NO. 16-283

P.M. JBT

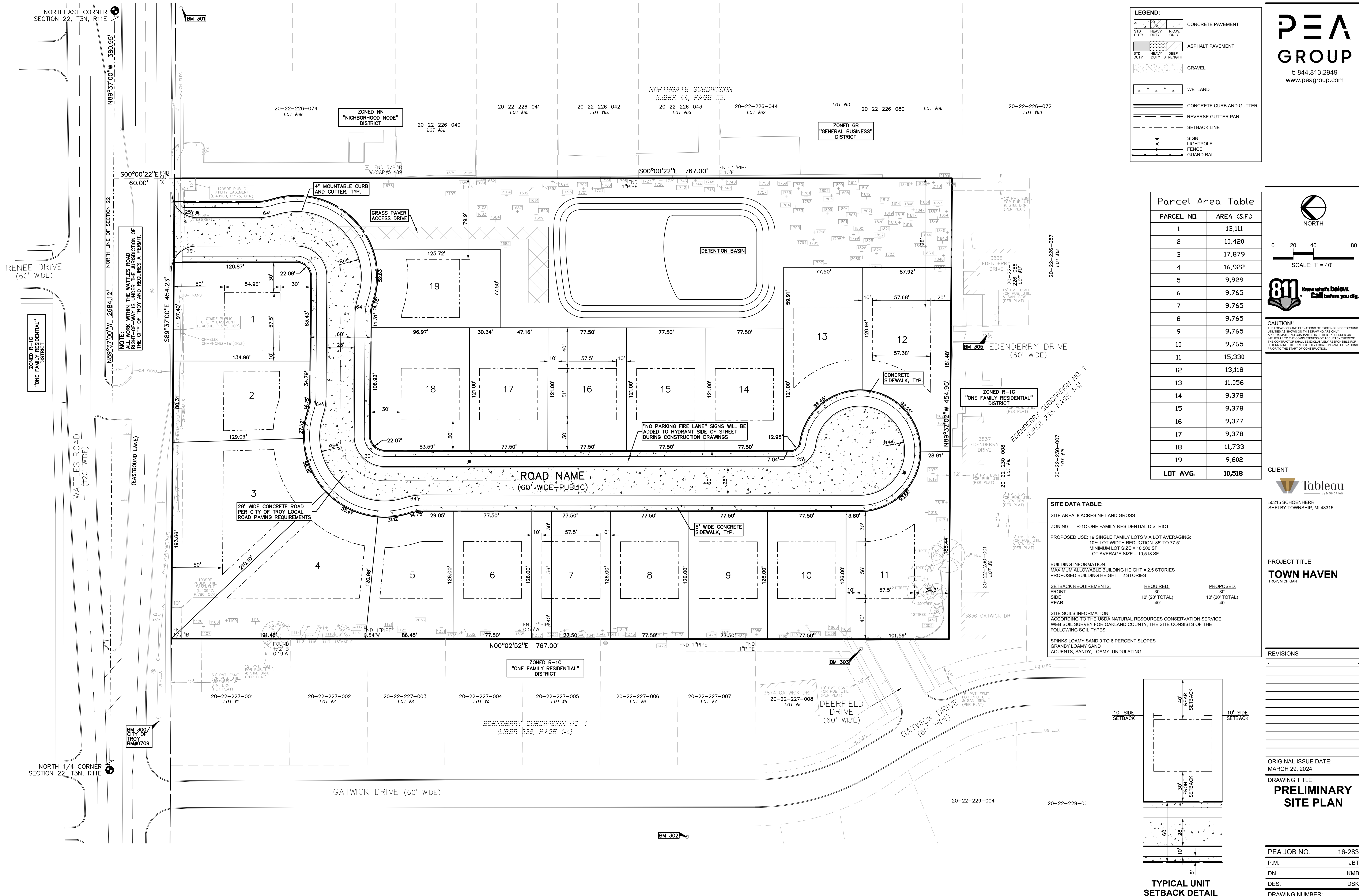
DN. KMB

DES. DSK

DRAWING NUMBER:

P-2

NOT FOR CONSTRUCTION



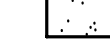
<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>DESIGNATION</u>	<u>REMARKS</u>
DECIDUOUS TREES								
ARV2.5	7	ACER RUBRUM 'SUN VALLEY'	SUN VALLEY RED MAPLE	2.5' CAL.	B&B	PER PLAN	NATIVE	MULTI-TRUNK (3-5)
BN10	5	BETULA NIGRA	RIVER BIRCH	10' HT.	B&B	PER PLAN	NATIVE	
CA2.5	1	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5' CAL.	B&B	PER PLAN	NATIVE	
CE10	7	CERIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	10' HT.	B&B	PER PLAN	NATIVE	
F23.5	5	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5' CAL.	B&B	PER PLAN	NATIVE	
GB2.5	5	GINKGO BILOBA	MAIDENHAIR TREE	2.5' CAL.	B&B	PER PLAN	NON-NATIVE	MALE ONLY
GT2.5	5	GLEDITSIA TRIACANTHOS INFERMIS 'SKYCOLLE'	SKYLINE HONEY LOCUST	2.5' CAL.	B&B	PER PLAN	NATIVE	THORNLESS
GD2.5	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5' CAL.	B&B	PER PLAN	NATIVE	
NS2.3	3	NYSSA SYLVATICA	TUPELO	2.5' CAL.	B&B	PER PLAN	NATIVE	
QA2.5	4	QUERCUS ALBA	WHITE OAK	2.5' CAL.	B&B	PER PLAN	NATIVE	
QM2.5	4	QUERCUS MACROCARPA	BURR OAK	2.5' CAL.	B&B	PER PLAN	NATIVE	
QR2.5	5	QUERCUS RUBRA	RED OAK	2.5' CAL.	B&B	PER PLAN	NATIVE	
	56	SUBTOTAL:						

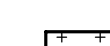
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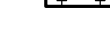
WOODLAND TREES			
WOODLAND TREES REMOVED:	111	(REPLACE AT 50% OF REMOVED DBH)	
904" DBH x 0.5 =	452"	REPLACEMENT	
WOODLAND TREES SAVED:	18	(CREDIT OF 2X DBH)	
188" DBH x 2 =	376"	CREDIT	
452 -	376 =	76	
<u>76" DBH REQUIRED FOR WOODLAND REPLACEMENT</u>			
LANDMARK TREES			
LANDMARK TREES REMOVED:	7	(REPLACE AT 100% OF REMOVED DBH)	
146" DBH x 1 =	146"	REPLACEMENT	
LANDMARK TREES SAVED:	2	(CREDIT OF 2X DBH)	
54" DBH x 2 =	108"	CREDIT	
146 -	108 =	38	
<u>114" TOTAL DBH REQUIRED FOR REPLACEMENT</u>			
SEE SHT. T-1.1-1.5 FOR TREE INVENTORY PLAN AND EXISTING TREE LIST			

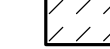

 = PROPOSED DECIDUOUS TREES


 = PROPOSED EVERGREEN TREES


 = NON IRRIGATED SEED LAWN


 =ECONOMY PRAIRIE SEED MIX
 SEE SHEET L-1.1 FOR
 SPECIALTY SEED MIX INFO

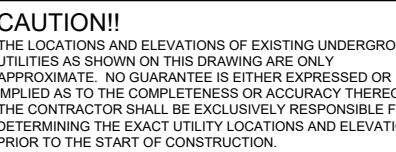

 = SWALE SEED MIX
 SEE SHEET L-1.1 FOR
 SPECIALTY SEED MIX INFO


 = EXISTING TREE TO REMAIN


 = TREE PROTECTION FENCING

NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 10 FEET AWAY FROM UTILITY LEADS.

C:\Users\cleopance\Desktop\SEALS\LW SEAL.f



TOWN HAVEN
TROY, MICHIGAN

CITY REVIEW DATED 10/1/24	10/24/24
CITY REVIEW DATED 11/7/24	11/08/24
UPDATED STREET NAME	02/11/24
STAMPING PLANS	02/17/24

AUGUST 1, 2024

DRAWING TITLE

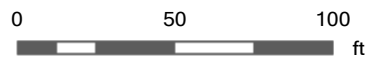
LANDSCAPE PLAN

DRAWING NUMBER:

CITY OF TROY JOB NO.: 24.916.3



- \\projects\2016\2016-283 5j - ROCHESTER AND WATTLES-jt\dwg\Construction\(-1.0) LANDSCAPE PLAN- 16283.dwg PLOT DATE: 5/15/2025 BY: Kayla Plamondon



Page 79 of 126

STREET VACATION

5. **PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017)** – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22

Mr. Savidant gave a brief explanation of a street vacation request, the administrative approval process, and items the Planning Commission should take into consideration in its deliberation for a recommendation to the City Council.

Mr. Savidant reviewed the street vacation application, citing the history of the “paper” street and its relationship to the Town Haven Site Condominium development. He reported there were no issues identified in the departmental review of the application. Mr. Savidant said approval of the street vacation request would be a win-win situation for the applicant and the City. Mr. Savidant said in following through with a question asked by the applicant, the Assessing Department informed him there would be no increase in property taxes.

John Stankrauff, 3836 Gatwick, said the Town Haven Site Condominium developer approached him with a proposal to vacate the street and he also offered to plant arborvitaes and trees on site. Mr. Stankrauff addressed the improvements to the area that would be aesthetically pleasing to their properties and the City. He said it is their intent to enjoy the additional green space and thanked all the City departments for their assistance in the application process.

Some comments during discussion related to the following:

- Responsibility of a developer to make required site improvements per City standards.
- Improvements to site; clearing, grading, sprinkler system repair, seeding.
- Property would remain unbuildable because of setback requirements and an encumbered existing easement.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2025-07-040

Moved by: Fox
Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request to vacate a portion of right of way, approximately 60 feet wide by 85 feet long, abutting 3836 Gatwick to the south, 3874 Gatwick to the north and the Town Haven Site Condominium to the east, Platted as part of Edenderry Sub. No. 1, in Section 22, be approved, subject to the following:

1. The City shall retain easements for utilities.

Discussion on the motion on the floor.

Mr. Buechner addressed his personal win-win experience with a street vacation and voiced support for the request.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

K.1.b.

Date: July 9, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director

Subject: ANNOUNCEMENT OF PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings

This item was initiated by the Zoning Board of Appeals (ZBA). At the July 15, 2025 meeting, the ZBA passed a resolution requesting the Planning Commission review detached garage setback requirements for a specific area in the southeast corner of the City.

The intent of the amendment is to allow residents residing within the R-1E Zoning District to replace their nonconforming detached buildings without having to seek a variance from the ZBA.

The Planning Commission considered this item on May 12, 2026, and recommended approval of the text amendment by a vote of 8-0.

A City Council public hearing has been scheduled for July 27, 2026.

Attachments:

1. Draft text amendment.
2. Memo prepared by Paul Evans, ZBA Liaison, dated July 17, 2025.
3. Minutes from May 12, 2026 Planning Commission Regular meeting (excerpt).

CITY COUNCIL PUBLIC HEARING DRAFT
CITY OF TROY
AN ORDINANCE TO AMEND
CHAPTER 39 OF THE CODE
OF THE CITY OF TROY

The City of Troy ordains:

Section 1. Short Title

This Ordinance shall be known and may be cited as an amendment to Chapter 39, Zoning Ordinance, of the Code of the City of Troy.

Section 2. Amendments

Chapter 39 of the Code of the City of Troy is amended as follows:

Amend Section 7.03.B Accessory Buildings in Residential Zoning Districts to read as follows: (Underlining and Strikeout Denotes Changes)

2. Detached Accessory Buildings

- a. Detached accessory buildings shall not be erected in any yard, except a rear yard.
- b. Detached accessory buildings and detached accessory supplemental buildings shall occupy not more than twenty-five (25) percent of a required rear yard.
- c. The combined ground floor area of all detached accessory buildings shall not exceed four hundred and fifty (450) square feet plus two (2) percent of the total lot area. However, in no instance shall the combined floor area of all detached accessory buildings and detached accessory supplemental buildings exceed the ground floor footprint of the living area of the dwelling, or six hundred (600) square feet, whichever is greater.
- d. No detached accessory building shall be located closer than ten (10) feet to any main building, nor closer than six (6) feet to any side or rear lot line. A detached accessory building shall not exceed one (1) story or fourteen (14) feet in height.
- e. See Section 14.04.E for provisions related to nonconforming detached accessory buildings in the R-1E Zoning District.

Amend Section 14.04 Nonconforming Structures to read as follows: (Underlining and Strikeout Denotes Changes)

A lawful structure that existed prior to the effective date of adoption or amendment of this Article that is no longer permissible under the terms of this Article as enacted or amended shall be considered a nonconforming structure. A nonconforming structure may be continued, so long as it remains otherwise lawful, subject to the following provisions:

- A. A nonconforming building or structure shall not be enlarged or altered in a way which increases its non-conformity.
- B. A nonconforming building or structure that is destroyed by any means to an extent of more than sixty (60) percent of its replacement cost, exclusive of the foundation at the time of destruction, shall not be reconstructed except in conformity with the provisions of this Article.
- C. A nonconforming building or structure that is moved for any reason for any distance whatever, shall thereafter conform to the regulations for the District in which it is located after it is moved.
- D. A nonconforming building or structure that is altered so as to eliminate, remove or lessen any or all of its nonconforming characteristics, shall not be altered or modified and any time thereafter to reestablish the nonconforming characteristics.
- E. In the R-1E Zoning District, nonconforming detached accessory buildings with an existing side and/or rear yard setback of less than six (6) feet may be reconstructed within the same non-conforming building footprint. Provided, the construction shall not increase the degree of nonconformity for such building, as determined by the Zoning Administrator.

Section 3. Repeal

All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent necessary to give this ordinance full force and effect.

Section 4. Savings

All proceedings pending, and all rights and liabilities existing, acquired or incurred, at the time this Ordinance takes effect, are hereby saved. Such proceedings may be consummated under and according to the ordinance in force at the time such proceedings

were commenced. This ordinance shall not be construed to alter, affect, or abate any pending prosecution, or prevent prosecution hereafter instituted under any ordinance specifically or impliedly repealed or amended by this ordinance adopting this penal regulation, for offenses committed prior to the effective date of this ordinance; and new prosecutions may be instituted and all prosecutions pending at the effective date of this ordinance may be continued, for offenses committed prior to the effective date of this ordinance, under and in accordance with the provisions of any ordinance in force at the time of the commission of such offense.

Section 5. Severability Clause

Should any word, phrase, sentence, paragraph or section of this Ordinance be held invalid or unconstitutional, the remaining provisions of this ordinance shall remain in full force and effect, and any such ruling shall not affect any other provisions of this Ordinance not specifically included in such ruling.

Section 6. Effective Date

This Ordinance shall become effective ten (10) days from the date hereof or upon publication, whichever shall later occur.

This Ordinance is enacted by the Council of the City of Troy, Oakland County, Michigan, at a Regular Meeting of the City Council held at City Hall, 500 W. Big Beaver, Troy, MI, on the _____ day of _____, 2026.

Ethan Baker, Mayor

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

Date: July 17, 2025

To: R. Brent Savidant, Community Development Director

From: Paul Evans, Zoning & Compliance Specialist

Subject: Zoning Board of Appeals recommendation to Planning Commission for Zoning Ordinance amendment

At the July 15, 2025 meeting, the Zoning Board of Appeals passed a resolution requesting the Planning Commission review detached garage setback requirements for a certain area of the City. The resolution also authorized Zoning Board of Appeals member McCauley to represent the Zoning Board of Appeals at a future Planning Commission meeting.

Attached is the resolution and the supporting documents from the July 15, 2025 Zoning Board of Appeals meeting.

*Section 35 subdivisions Buckingham Acres No. 3, Buckingham Acres No. 4, Geraldine Heights Sub, Geraldine Heights Sub No. 1 and Mark Builders Sub

RESOLUTION

Moved by: Bossenbroek
Seconded by: Green

WHEREAS, the neighborhood consisting of Section 35 subdivisions Buckingham Acres No. 3, Buckingham Acres No. 4, Geraldine Heights Sub, Geraldine Heights Sub No. 1 and Mark Builders Sub were platted from 1955 through 1957.

WHEREAS, the 1957 Zoning Ordinance did not require minimum setbacks for detached garages.

WHEREAS, the 1957 Zoning Ordinance required minimum lot area of 7,500 square feet and minimum lot width of 60 feet.

WHEREAS, The Zoning Board of Appeals (ZBA) has granted several side yard setback variances to reconstruct nonconforming detached garages

WHEREAS, the current Zoning Ordinance requires reconstructed detached garages be setback 6 feet from lot lines

WHEREAS, the most recent City GIS aerials suggest that the majority of detached garages are setback less than the required six feet from the side property line and, absent a variance, are nonconforming.

WHEREAS, 70% of the lots are less than the minimum 7,500 square foot lot area

WHEREAS, the ZBA believes the prevalence of undersized lots in this neighborhood creates a practical difficulty for reconstructing detached garages

WHEREAS, the ZBA believes setback relief would benefit owners seeking to reconstruct nonconforming detached garages within their previously existing garage footprint

NOW, THEREFORE, BE IT RESOLVED, That the ZBA requests the Planning Commission review the detached garage setback requirements for this neighborhood

BE IT FURTHER RESOLVED, that the ZBA desires a reduced setback requirements apply to reconstruction of existing detached garages within the existing garage footprint, and not to new or enlarged garages.

BE IT FURTHER RESOLVED, that the ZBA desires the reduced setback match that of the nonconforming detached garage being reconstructed

BE IT FURTHER RESOLVED, that, among other Zoning solutions, the ZBA suggests the Commission examine the feasibility of an overlay district for this neighborhood.

BE IT FURTHER RESOLVED, that ZBA Member James McCauley is authorized to represent the ZBA at a future Planning Commission meeting.

Yes: All
Absent: None
Date: July 15, 2025

MOTION CARRIED



500 West Big Beaver
Troy, MI 48084
troymi.gov

Date: June 26, 2025

To: Members of the Troy Zoning Board of Appeals

From: Paul Evans, Zoning & Compliance Specialist

Subject: Potential recommendation for Zoning Ordinance amendment

At their May meeting, the Zoning Board of Appeals (ZBA) discussed the appropriateness of a Zoning Ordinance amendment addressing address detached accessory garage setbacks specific to five subdivision neighborhood*. Staff was asked to prepare a memo for discussion for the ZBA July 2025 ZBA meeting.

The neighborhood was platted from 1955 through 1957. The 1957 Zoning Ordinance did not require minimum setbacks for detached garages. Required lot area was 7,500 square feet and minimum lot width was 60 feet.

Staff has located the following setback variances for detached garages:

Date	Location	Approved request
October 2024	645 Burtman	Build 3 feet from side property line
June 2024	310 Burtman	Build 3 feet from side property line
October 2016	633 Burtman	Build 3 feet from side property line
August 1999	439 Redwood	Build 3 feet from side property line
October 1998	600 Redwood	Build 3 feet from side property line
November 1965	302 Kenyon	Build 2 feet from side property line.

A review of the most recent City GIS arials suggests that the majority of detached garages are setback less than the required six feet from the side property line.

The attached table and map identifies lot area and width for all properties in the neighborhood. In summary:

- There are 352 lots in the neighborhood.
- 247 parcels, or 70.17%, are less than the minimum 7,500 square foot required lot area.
- Average lot area is 6,972 square feet
- 20 parcels, or 5.68% of the parcels, are less than the minimum 60 foot lot width.

Based on this information, the Board believes the prevalence of undersized lots creates a practical difficulty for reconstructing nonconforming detached garages. Because of this, the Zoning Board of Appeals requests that the Planning Commission review the detached

*Section 35 subdivisions Buckingham Acres No. 3, Buckingham Acres No. 4, Geraldine Heights Sub, Geraldine Heights Sub No. 1 and Mark Builders Sub



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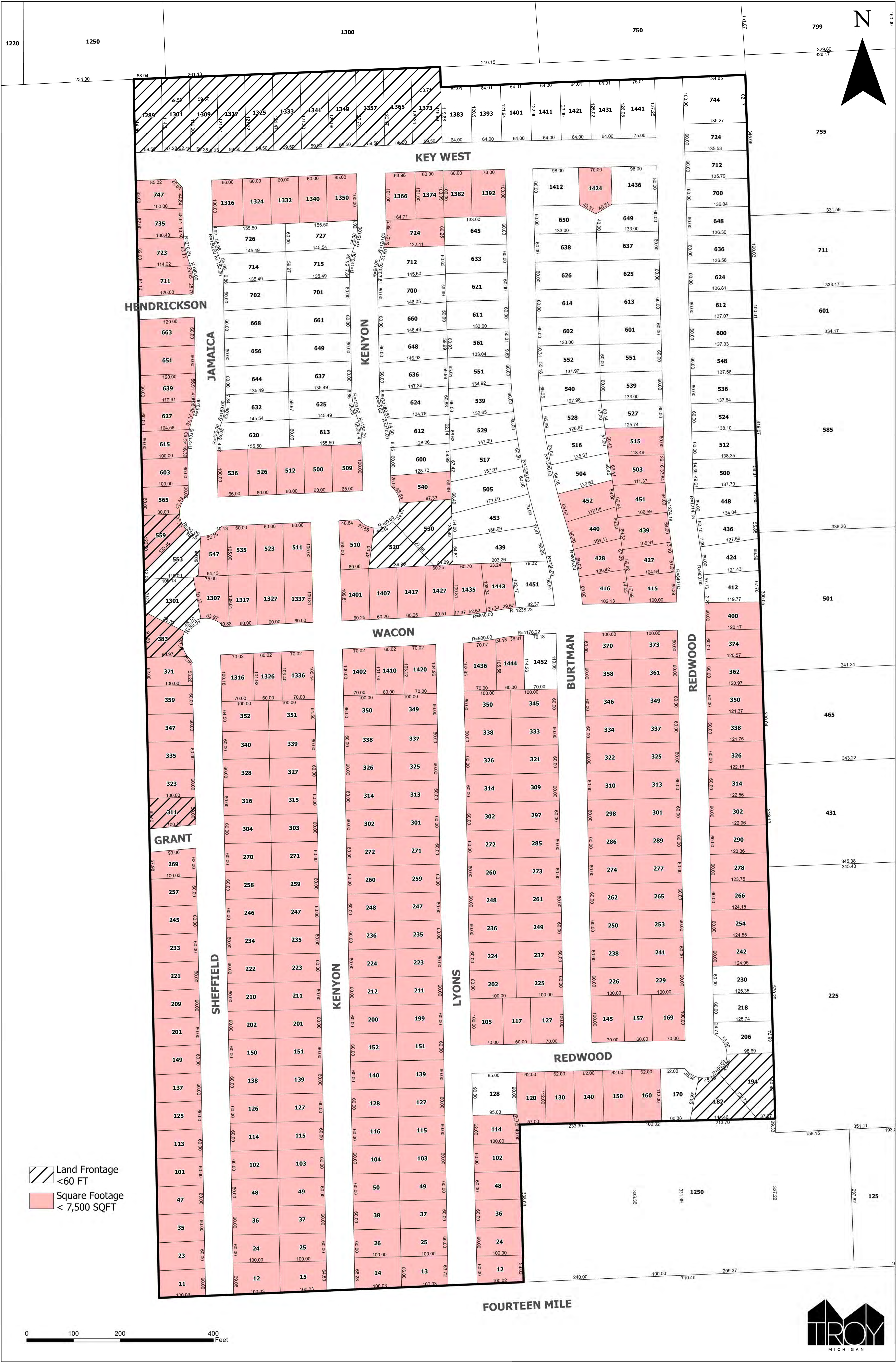
garage setback requirements for this neighborhood. To benefit the homeowners in this area, the Board suggests an overlay district to allow the homeowners to rebuild or replace an existing garage, within existing building footprint, with a setback less than 6 feet.

*Section 35 subdivisions Buckingham Acres No. 3, Buckingham Acres No. 4, Geraldine Heights Sub, Geraldine Heights Sub No. 1 and Mark Builders Sub

Yes:

Absent:

MOTION CARRIED / FAILED



KEYPIN	Pindash	Address	Land Frontage	Square Footage	Frontage Noncomformaty	SQFT Noncomformaty
2035354025	88-20-35-354-025	225 BURTMAN	60	5999.957273		X
2035355013	88-20-35-355-013	226 BURTMAN	60	5999.945602		X
2035354024	88-20-35-354-024	237 BURTMAN	60	5999.973827		X
2035355012	88-20-35-355-012	238 BURTMAN	60	5999.943923		X
2035354023	88-20-35-354-023	249 BURTMAN	60	5999.967073		X
2035355011	88-20-35-355-011	250 BURTMAN	60	5999.927338		X
2035354022	88-20-35-354-022	261 BURTMAN	60	5999.973827		X
2035355010	88-20-35-355-010	262 BURTMAN	60	5999.954145		X
2035354021	88-20-35-354-021	273 BURTMAN	60	5999.993509		X
2035355009	88-20-35-355-009	274 BURTMAN	60	5999.953383		X
2035354020	88-20-35-354-020	285 BURTMAN	60	5999.996976		X
2035355008	88-20-35-355-008	286 BURTMAN	60	5999.954145		X
2035354019	88-20-35-354-019	297 BURTMAN	60	6000.01319		X
2035355007	88-20-35-355-007	298 BURTMAN	60	5999.951152		X
2035354018	88-20-35-354-018	309 BURTMAN	60	6000.012428		X
2035355006	88-20-35-355-006	310 BURTMAN	60	5999.93756		X
2035354017	88-20-35-354-017	321 BURTMAN	60	6000.007198		X
2035355005	88-20-35-355-005	322 BURTMAN	60	5999.943923		X
2035354016	88-20-35-354-016	333 BURTMAN	60	6000.049458		X
2035355004	88-20-35-355-004	334 BURTMAN	60	5999.943923		X
2035354015	88-20-35-354-015	345 BURTMAN	60	6000.02318		X
2035355003	88-20-35-355-003	346 BURTMAN	60	5999.927338		X
2035355002	88-20-35-355-002	358 BURTMAN	60	5999.943923		X
2035355001	88-20-35-355-001	370 BURTMAN	60	6000.086831		X
2035306017	88-20-35-306-017	416 BURTMAN	60	6720.091838		X
2035306016	88-20-35-306-016	428 BURTMAN	60	6488.692758		X
2035305033	88-20-35-305-033	439 BURTMAN	78.92	12844.66138		
2035306015	88-20-35-306-015	440 BURTMAN	60	6901.69331		X
2035306014	88-20-35-306-014	452 BURTMAN	63	7039.697681		X
2035305032	88-20-35-305-032	453 BURTMAN	70	10935.32724		
2035306013	88-20-35-306-013	504 BURTMAN	64.16	7563.785336		
2035305031	88-20-35-305-031	505 BURTMAN	60	10436.85607		
2035306012	88-20-35-306-012	516 BURTMAN	63.06	7642.88893		
2035305030	88-20-35-305-030	517 BURTMAN	60	9632.031702		
2035306011	88-20-35-306-011	528 BURTMAN	62.99	7706.131773		
2035305029	88-20-35-305-029	529 BURTMAN	60	9034.022543		
2035305028	88-20-35-305-028	539 BURTMAN	60	8631.680655		
2035306010	88-20-35-306-010	540 BURTMAN	66.36	8224.232412		
2035305027	88-20-35-305-027	551 BURTMAN	60	8422.035789		
2035306009	88-20-35-306-009	552 BURTMAN	65.49	8272.472914		
2035305026	88-20-35-305-026	561 BURTMAN	60	8018.5833		
2035306008	88-20-35-306-008	602 BURTMAN	60	7980.023809		
2035305025	88-20-35-305-025	611 BURTMAN	60	7982.592475		
2035306007	88-20-35-306-007	614 BURTMAN	60	7980.023809		
2035305024	88-20-35-305-024	621 BURTMAN	60	7982.441888		
2035306006	88-20-35-306-006	626 BURTMAN	60	7979.980186		
2035305023	88-20-35-305-023	633 BURTMAN	60	7982.293029		
2035306005	88-20-35-306-005	638 BURTMAN	60	7980.023809		
2035305022	88-20-35-305-022	645 BURTMAN	60	7982.126427		
2035306004	88-20-35-306-004	650 BURTMAN	60	7630.002171		
2035303013	88-20-35-303-013	511 JAMAICA	60	6307.772279		X
2035304024	88-20-35-304-024	512 JAMAICA	60	5998.191527		X
2035303012	88-20-35-303-012	523 JAMAICA	60	6326.502376		X
2035304023	88-20-35-304-023	526 JAMAICA	60	5998.293444		X
2035303011	88-20-35-303-011	535 JAMAICA	60	6345.231665		X
2035304022	88-20-35-304-022	536 JAMAICA	66	6598.065727		X
2035303010	88-20-35-303-010	547 JAMAICA	62.88	5648.667664		X
2035303009	88-20-35-303-009	553 JAMAICA	35.05	8012.86135	X	
2035303008	88-20-35-303-008	559 JAMAICA	37.11	6853.602873	X	X
2035303007	88-20-35-303-007	565 JAMAICA	67.59	5369.132337		X
2035303006	88-20-35-303-006	603 JAMAICA	60	5937.951719		X
2035303005	88-20-35-303-005	615 JAMAICA	60.32	6011.287156		X
2035304013	88-20-35-304-013	620 JAMAICA	60	9046.239042		
2035303004	88-20-35-303-004	627 JAMAICA	62.14	6754.499974		X
2035304012	88-20-35-304-012	632 JAMAICA	62.92	8296.759585		
2035303003	88-20-35-303-003	639 JAMAICA	60	7152.027785		X
2035304011	88-20-35-304-011	644 JAMAICA	60	8124.552898		
2035303002	88-20-35-303-002	651 JAMAICA	60	7156.595325		X
2035304010	88-20-35-304-010	656 JAMAICA	60	8124.461805		
2035303001	88-20-35-303-001	663 JAMAICA	60	7161.311493		X
2035304009	88-20-35-304-009	668 JAMAICA	60	8124.553195		

KEYPIN	Pindash	Address	Land Frontage	Square Footage	Frontage Noncomformaty	SQFT Noncomformaty
2035304008	88-20-35-304-008	702 JAMAICA	60	8124.364604		
2035302004	88-20-35-302-004	711 JAMAICA	61.84	7237.719914		X
2035304007	88-20-35-304-007	714 JAMAICA	61.94	8455.089425		
2035302003	88-20-35-302-003	723 JAMAICA	63.71	6522.330854		X
2035304006	88-20-35-304-006	726 JAMAICA	60	9083.500787		
2035302002	88-20-35-302-002	735 JAMAICA	62.01	6181.502341		X
2035302001	88-20-35-302-001	747 JAMAICA	67.38	6127.223676		X
2035352041	88-20-35-352-041	103 KENYON	60	5999.844521		X
2035353020	88-20-35-353-020	104 KENYON	60	5999.733834		X
2035352040	88-20-35-352-040	115 KENYON	60	5999.845283		X
2035353019	88-20-35-353-019	116 KENYON	60	5999.710494		X
2035352039	88-20-35-352-039	127 KENYON	60	5999.838543		X
2035353018	88-20-35-353-018	128 KENYON	60	5999.719952		X
2035352038	88-20-35-352-038	139 KENYON	60	5999.880801		X
2035353024	88-20-35-353-024	14 KENYON	68.28	6727.994434		X
2035353017	88-20-35-353-017	140 KENYON	60	5999.762973		X
2035352045	88-20-35-352-045	15 KENYON	64.5	6576.586244		X
2035352037	88-20-35-352-037	151 KENYON	60	5999.848764		X
2035353016	88-20-35-353-016	152 KENYON	60	5999.749856		X
2035353015	88-20-35-353-015	200 KENYON	60	5999.769538		X
2035352036	88-20-35-352-036	201 KENYON	60	5999.864202		X
2035352035	88-20-35-352-035	211 KENYON	60	5999.874424		X
2035353014	88-20-35-353-014	212 KENYON	60	5999.81256		X
2035352034	88-20-35-352-034	223 KENYON	60	5999.868445		X
2035353013	88-20-35-353-013	224 KENYON	60	5999.789219		X
2035352033	88-20-35-352-033	235 KENYON	60	5999.900482		X
2035353012	88-20-35-353-012	236 KENYON	60	5999.798677		X
2035352032	88-20-35-352-032	247 KENYON	60	5999.868445		X
2035353011	88-20-35-353-011	248 KENYON	60	5999.841699		X
2035352044	88-20-35-352-044	25 KENYON	60	5999.799181		X
2035352031	88-20-35-352-031	259 KENYON	60	5999.910704		X
2035353023	88-20-35-353-023	26 KENYON	60	5999.684247		X
2035353010	88-20-35-353-010	260 KENYON	60	5999.828582		X
2035352030	88-20-35-352-030	271 KENYON	60	5999.887364		X
2035353009	88-20-35-353-009	272 KENYON	60	5999.848263		X
2035353008	88-20-35-353-008	302 KENYON	60	5999.867945		X
2035352029	88-20-35-352-029	303 KENYON	60	5999.904326		X
2035353007	88-20-35-353-007	314 KENYON	60	5999.920425		X
2035352028	88-20-35-352-028	315 KENYON	60	5999.903564		X
2035353006	88-20-35-353-006	326 KENYON	60	5999.907307		X
2035352027	88-20-35-352-027	327 KENYON	60	5999.888126		X
2035353005	88-20-35-353-005	338 KENYON	60	5999.926989		X
2035352026	88-20-35-352-026	339 KENYON	60	5999.930385		X
2035353004	88-20-35-353-004	350 KENYON	66	6599.946234		X
2035352025	88-20-35-352-025	351 KENYON	64.5	6449.89357		X
2035352043	88-20-35-352-043	37 KENYON	60	5999.851661		X
2035353022	88-20-35-353-022	38 KENYON	60	5999.671131		X
2035352042	88-20-35-352-042	49 KENYON	60	5999.829084		X
2035353021	88-20-35-353-021	50 KENYON	60	5999.690812		X
2035304025	88-20-35-304-025	500 KENYON	60	5998.243504		X
2035304026	88-20-35-304-026	509 KENYON	100	6497.985374		X
2035305017	88-20-35-305-017	510 KENYON	105	6862.819383		X
2035305016	88-20-35-305-016	520 KENYON	44.28	8399.874487	X	
2035305015	88-20-35-305-015	530 KENYON	44.67	12835.38614	X	
2035305014	88-20-35-305-014	540 KENYON	68.54	7255.535335		X
2035305013	88-20-35-305-013	600 KENYON	60	7711.651542		
2035305012	88-20-35-305-012	612 KENYON	62.75	8066.165319		
2035304021	88-20-35-304-021	613 KENYON	60	9050.57409		
2035305011	88-20-35-305-011	624 KENYON	62.75	8740.776763		
2035304020	88-20-35-304-020	625 KENYON	61.94	8301.882018		
2035305010	88-20-35-305-010	636 KENYON	60	8844.187282		
2035304019	88-20-35-304-019	637 KENYON	60	8128.094315		
2035305009	88-20-35-305-009	648 KENYON	60	8822.462257		
2035304018	88-20-35-304-018	649 KENYON	60	8128.113996		
2035305008	88-20-35-305-008	660 KENYON	60	8800.793558		
2035304017	88-20-35-304-017	661 KENYON	60	8128.24025		
2035305007	88-20-35-305-007	700 KENYON	60	8778.912112		
2035304016	88-20-35-304-016	701 KENYON	60	8128.017757		
2035305006	88-20-35-305-006	712 KENYON	62.46	9020.209		
2035304015	88-20-35-304-015	715 KENYON	62.92	8454.382272		
2035305005	88-20-35-305-005	724 KENYON	60.9	7493.818485		X

KEYPIN	Pindash	Address	Land Frontage	Square Footage	Frontage Noncomformaty	SQFT Noncomformaty
2035304014	88-20-35-304-014	727 KENYON	60	9013.636333		
2035301001	88-20-35-301-001	1289 KEY WEST	59.5	9364.37967	X	
2035301002	88-20-35-301-002	1301 KEY WEST	59.73	9400.043724	X	
2035301003	88-20-35-301-003	1309 KEY WEST	59.53	9654.637081	X	
2035304001	88-20-35-304-001	1316 KEY WEST	66	6598.056812		X
2035301004	88-20-35-301-004	1317 KEY WEST	59.5	9806.215683	X	
2035304002	88-20-35-304-002	1324 KEY WEST	60	5998.29563		X
2035301005	88-20-35-301-005	1325 KEY WEST	59.5	9791.677728	X	
2035304003	88-20-35-304-003	1332 KEY WEST	60	5998.268359		X
2035301006	88-20-35-301-006	1333 KEY WEST	59.5	9776.884728	X	
2035304004	88-20-35-304-004	1340 KEY WEST	60	5998.246826		X
2035301007	88-20-35-301-007	1341 KEY WEST	59.5	9762.277938	X	
2035301008	88-20-35-301-008	1349 KEY WEST	59.5	9747.614422	X	
2035304005	88-20-35-304-005	1350 KEY WEST	65	6498.060159		X
2035301009	88-20-35-301-009	1357 KEY WEST	59.5	9732.810254	X	
2035301010	88-20-35-301-010	1365 KEY WEST	59.5	9718.452587	X	
2035305001	88-20-35-305-001	1366 KEY WEST	63.98	6496.833566		X
2035301011	88-20-35-301-011	1373 KEY WEST	59.59	10310.47034	X	
2035305002	88-20-35-305-002	1374 KEY WEST	60	6058.250022		X
2035305003	88-20-35-305-003	1382 KEY WEST	60	6003.261356		X
2035301012	88-20-35-301-012	1383 KEY WEST	64	7705.439332		
2035305004	88-20-35-305-004	1392 KEY WEST	73	7299.974724		X
2035301013	88-20-35-301-013	1393 KEY WEST	64	7771.364084		
2035301014	88-20-35-301-014	1401 KEY WEST	64	7837.228933		
2035301015	88-20-35-301-015	1411 KEY WEST	64	7903.123967		
2035306001	88-20-35-306-001	1412 KEY WEST	98	7840.00957		
2035301016	88-20-35-301-016	1421 KEY WEST	64	7968.987442		
2035306002	88-20-35-306-002	1424 KEY WEST	70	6299.999624		X
2035301017	88-20-35-301-017	1431 KEY WEST	64	8034.893836		
2035306003	88-20-35-306-003	1436 KEY WEST	98	7839.997508		
2035301018	88-20-35-301-018	1441 KEY WEST	75	9501.414267		
2035356045	88-20-35-356-045	102 LYONS	60	6000.214328		X
2035353041	88-20-35-353-041	103 LYONS	60	6000.4586		X
2035356044	88-20-35-356-044	114 LYONS	62	6145.931932		X
2035353040	88-20-35-353-040	115 LYONS	60	6000.60293		X
2035356049	88-20-35-356-049	12 LYONS	60	5901.879286		X
2035353039	88-20-35-353-039	127 LYONS	60	6000.786429		X
2035356043	88-20-35-356-043	128 LYONS	90	8564.504579		
2035353045	88-20-35-353-045	13 LYONS	63.72	6501.252369		X
2035353038	88-20-35-353-038	139 LYONS	60	6000.963562		X
2035353037	88-20-35-353-037	151 LYONS	60	6001.131237		X
2035353036	88-20-35-353-036	199 LYONS	60	6001.281932		X
2035354014	88-20-35-354-014	202 LYONS	60	5999.955557		X
2035353035	88-20-35-353-035	211 LYONS	60	6001.502096		X
2035353034	88-20-35-353-034	223 LYONS	60	6001.64642		X
2035354013	88-20-35-354-013	224 LYONS	60	5999.928472		X
2035353033	88-20-35-353-033	235 LYONS	60	6001.829923		X
2035354012	88-20-35-354-012	236 LYONS	60	5999.943923		X
2035356048	88-20-35-356-048	24 LYONS	60	6000.306559		X
2035353032	88-20-35-353-032	247 LYONS	60	6002.007056		X
2035354011	88-20-35-354-011	248 LYONS	60	5999.954145		X
2035353044	88-20-35-353-044	25 LYONS	60	5999.920069		X
2035353031	88-20-35-353-031	259 LYONS	60	6002.174731		X
2035354010	88-20-35-354-010	260 LYONS	60	5999.944686		X
2035353030	88-20-35-353-030	271 LYONS	60	6002.325422		X
2035354009	88-20-35-354-009	272 LYONS	60	5999.917878		X
2035353029	88-20-35-353-029	301 LYONS	60	6002.51915		X
2035354008	88-20-35-354-008	302 LYONS	60	5999.934464		X
2035353028	88-20-35-353-028	313 LYONS	60	6002.686825		X
2035354007	88-20-35-354-007	314 LYONS	60	5999.943923		X
2035353027	88-20-35-353-027	325 LYONS	60	6002.853734		X
2035354006	88-20-35-354-006	326 LYONS	60	5999.9281		X
2035353026	88-20-35-353-026	337 LYONS	60	6003.014648		X
2035354005	88-20-35-354-005	338 LYONS	60	5999.934464		X
2035353025	88-20-35-353-025	349 LYONS	66	6603.524928		X
2035354004	88-20-35-354-004	350 LYONS	60	5999.932786		X
2035356047	88-20-35-356-047	36 LYONS	60	6000.216616		X
2035353043	88-20-35-353-043	37 LYONS	60	6000.087744		X
2035356046	88-20-35-356-046	48 LYONS	60	6000.252184		X
2035353042	88-20-35-353-042	49 LYONS	60	6000.238442		X
2035354026	88-20-35-354-026	105 REDWOOD	70	6999.93569		X

KEYPIN	Pindash	Address	Land Frontage	Square Footage	Frontage Noncomformaty	SQFT Noncomformaty
2035354027	88-20-35-354-027	117 REDWOOD	60	5999.927805		X
2035356042	88-20-35-356-042	120 REDWOOD	62	6859.174425		X
2035354028	88-20-35-354-028	127 REDWOOD	70	6999.951824		X
2035356041	88-20-35-356-041	130 REDWOOD	62	6943.958863		X
2035356040	88-20-35-356-040	140 REDWOOD	62	6944.146029		X
2035355027	88-20-35-355-027	145 REDWOOD	70	6999.935156		X
2035356039	88-20-35-356-039	150 REDWOOD	62	6943.972553		X
2035355028	88-20-35-355-028	157 REDWOOD	60	5999.916519		X
2035356038	88-20-35-356-038	160 REDWOOD	62	6944.042167		X
2035355029	88-20-35-355-029	169 REDWOOD	70	7000.362122		X
2035356037	88-20-35-356-037	170 REDWOOD	87.88	7803.884004		
2035356036	88-20-35-356-036	182 REDWOOD	45	9022.440471	X	
2035356035	88-20-35-356-035	194 REDWOOD	45	12098.29103	X	
2035356034	88-20-35-356-034	206 REDWOOD	79.71	7873.160614		
2035356033	88-20-35-356-033	218 REDWOOD	60	7535.217577		
2035355026	88-20-35-355-026	229 REDWOOD	60	6000.172583		X
2035356032	88-20-35-356-032	230 REDWOOD	60	7511.549436		
2035355025	88-20-35-355-025	241 REDWOOD	60	6000.134747		X
2035356031	88-20-35-356-031	242 REDWOOD	60	7484.959542		X
2035355024	88-20-35-355-024	253 REDWOOD	60	6000.124525		X
2035356030	88-20-35-356-030	254 REDWOOD	60	7481.242315		X
2035355023	88-20-35-355-023	265 REDWOOD	60	6000.138406		X
2035356029	88-20-35-356-029	266 REDWOOD	60	7457.237208		X
2035355022	88-20-35-355-022	277 REDWOOD	60	6000.085162		X
2035356028	88-20-35-356-028	278 REDWOOD	60	7449.032729		X
2035355021	88-20-35-355-021	289 REDWOOD	60	6000.082457		X
2035356027	88-20-35-356-027	290 REDWOOD	60	7389.564487		X
2035355020	88-20-35-355-020	301 REDWOOD	60	6000.052553		X
2035356026	88-20-35-356-026	302 REDWOOD	60	7365.569495		X
2035355019	88-20-35-355-019	313 REDWOOD	60	6000.016658		X
2035356025	88-20-35-356-025	314 REDWOOD	60	7341.575623		X
2035355018	88-20-35-355-018	325 REDWOOD	60	6000.032872		X
2035356024	88-20-35-356-024	326 REDWOOD	60	7315.966062		X
2035355017	88-20-35-355-017	337 REDWOOD	60	6000.01319		X
2035356023	88-20-35-356-023	338 REDWOOD	60	7293.967395		X
2035355016	88-20-35-355-016	349 REDWOOD	60	5999.977295		X
2035356022	88-20-35-356-022	350 REDWOOD	60	7270.171313		X
2035355015	88-20-35-355-015	361 REDWOOD	60	5999.973827		X
2035356021	88-20-35-356-021	362 REDWOOD	60	7244.846749		X
2035355014	88-20-35-355-014	373 REDWOOD	60	6000.323182		X
2035356020	88-20-35-356-020	374 REDWOOD	60	7222.145613		X
2035356019	88-20-35-356-019	400 REDWOOD	60	7084.009021		X
2035356018	88-20-35-356-018	412 REDWOOD	60	7698.250304		
2035306031	88-20-35-306-031	415 REDWOOD	65.39	6269.877628		X
2035356017	88-20-35-356-017	424 REDWOOD	60	7957.889044		
2035306030	88-20-35-306-030	427 REDWOOD	65	6559.395699		X
2035356016	88-20-35-356-016	436 REDWOOD	60	7578.904935		
2035306029	88-20-35-306-029	439 REDWOOD	64	7075.434229		X
2035356015	88-20-35-356-015	448 REDWOOD	65	8341.146493		
2035306028	88-20-35-306-028	451 REDWOOD	64	7285.837904		X
2035356014	88-20-35-356-014	500 REDWOOD	64	8370.234819		
2035306027	88-20-35-306-027	503 REDWOOD	60	7057.110239		X
2035356013	88-20-35-356-013	512 REDWOOD	60	8293.256706		
2035306026	88-20-35-306-026	515 REDWOOD	60	7339.238451		X
2035356012	88-20-35-356-012	524 REDWOOD	60	8277.867053		
2035306025	88-20-35-306-025	527 REDWOOD	60	7766.880306		
2035356011	88-20-35-356-011	536 REDWOOD	60	8261.730944		
2035306024	88-20-35-306-024	539 REDWOOD	60	7979.962893		
2035356010	88-20-35-356-010	548 REDWOOD	60	8244.565941		
2035306023	88-20-35-306-023	551 REDWOOD	60	7979.984452		
2035356009	88-20-35-356-009	600 REDWOOD	60	8228.13417		
2035306022	88-20-35-306-022	601 REDWOOD	60	7979.984452		
2035356008	88-20-35-356-008	612 REDWOOD	60	8221.806778		
2035306021	88-20-35-306-021	613 REDWOOD	60	7979.993771		
2035356007	88-20-35-356-007	624 REDWOOD	60	8191.648718		
2035306020	88-20-35-306-020	625 REDWOOD	60	7979.960508		
2035356006	88-20-35-356-006	636 REDWOOD	60	8195.237379		
2035306019	88-20-35-306-019	637 REDWOOD	60	7980.004131		
2035356005	88-20-35-356-005	648 REDWOOD	60	8182.661009		
2035306018	88-20-35-306-018	649 REDWOOD	60	7629.991514		
2035356004	88-20-35-356-004	700 REDWOOD	60	8154.634562		

KEYPIN	Pindash	Address	Land Frontage	Square Footage	Frontage Noncomformaty	SQFT Noncomformaty
2035356003	88-20-35-356-003	712 REDWOOD	60	8139.32264		
2035356002	88-20-35-356-002	724 REDWOOD	60	8124.90299		
2035356001	88-20-35-356-001	744 REDWOOD	100	13651.82657		
2035351012	88-20-35-351-012	101 SHEFFIELD	60	5995.894624		X
2035352020	88-20-35-352-020	102 SHEFFIELD	60	5999.835062		X
2035351016	88-20-35-351-016	11 SHEFFIELD	60	6000.123307		X
2035351011	88-20-35-351-011	113 SHEFFIELD	60	5994.94555		X
2035352019	88-20-35-352-019	114 SHEFFIELD	60	5999.818862		X
2035352024	88-20-35-352-024	12 SHEFFIELD	69.06	6804.310857		X
2035351010	88-20-35-351-010	125 SHEFFIELD	60	5993.975321		X
2035352018	88-20-35-352-018	126 SHEFFIELD	60	5999.825602		X
2035351009	88-20-35-351-009	137 SHEFFIELD	60	5993.138433		X
2035352017	88-20-35-352-017	138 SHEFFIELD	60	5999.835062		X
2035351008	88-20-35-351-008	149 SHEFFIELD	60	5988.360083		X
2035352016	88-20-35-352-016	150 SHEFFIELD	60	5999.845283		X
2035351007	88-20-35-351-007	201 SHEFFIELD	60	5980.01354		X
2035352015	88-20-35-352-015	202 SHEFFIELD	60	5999.854743		X
2035351006	88-20-35-351-006	209 SHEFFIELD	60	5971.534667		X
2035352014	88-20-35-352-014	210 SHEFFIELD	60	5999.848764		X
2035351005	88-20-35-351-005	221 SHEFFIELD	60	5963.159009		X
2035352013	88-20-35-352-013	222 SHEFFIELD	60	5999.864964		X
2035351015	88-20-35-351-015	23 SHEFFIELD	60	5998.725167		X
2035351004	88-20-35-351-004	233 SHEFFIELD	60	5954.572537		X
2035352012	88-20-35-352-012	234 SHEFFIELD	60	5999.874424		X
2035352023	88-20-35-352-023	24 SHEFFIELD	60	5999.825602		X
2035351003	88-20-35-351-003	245 SHEFFIELD	60	5946.400569		X
2035352011	88-20-35-352-011	246 SHEFFIELD	60	5999.874424		X
2035351002	88-20-35-351-002	257 SHEFFIELD	60	5937.9025		X
2035352010	88-20-35-352-010	258 SHEFFIELD	60	5999.864964		X
2035351001	88-20-35-351-001	269 SHEFFIELD	62	5926.048964		X
2035352009	88-20-35-352-009	270 SHEFFIELD	60	5999.858224		X
2035352008	88-20-35-352-008	304 SHEFFIELD	60	5999.901244		X
2035303025	88-20-35-303-025	311 SHEFFIELD	59	6213.569791	X	X
2035352007	88-20-35-352-007	316 SHEFFIELD	60	5999.877905		X
2035303024	88-20-35-303-024	323 SHEFFIELD	60	5985.316785		X
2035352006	88-20-35-352-006	328 SHEFFIELD	60	5999.888126		X
2035303023	88-20-35-303-023	335 SHEFFIELD	60	5976.77412		X
2035352005	88-20-35-352-005	340 SHEFFIELD	60	5999.920926		X
2035303022	88-20-35-303-022	347 SHEFFIELD	60	5968.42803		X
2035351014	88-20-35-351-014	35 SHEFFIELD	60	5997.806821		X
2035352004	88-20-35-352-004	352 SHEFFIELD	64.5	6449.869542		X
2035303021	88-20-35-303-021	359 SHEFFIELD	60	5959.95412		X
2035352022	88-20-35-352-022	36 SHEFFIELD	60	5999.825602		X
2035303020	88-20-35-303-020	371 SHEFFIELD	65.86	6113.104233		X
2035303019	88-20-35-303-019	383 SHEFFIELD	57.37	6239.694334	X	X
2035351013	88-20-35-351-013	47 SHEFFIELD	60	5996.898058		X
2035352021	88-20-35-352-021	48 SHEFFIELD	60	5999.825602		X
2035303018	88-20-35-303-018	1301 WACON	46.1	10759.74319	X	
2035303017	88-20-35-303-017	1307 WACON	64.8	6577.98013		X
2035352001	88-20-35-352-001	1316 WACON	70.02	7072.157482		X
2035303016	88-20-35-303-016	1317 WACON	60	6586.628932		X
2035352002	88-20-35-352-002	1326 WACON	60.02	6159.223282		X
2035303015	88-20-35-303-015	1327 WACON	60	6586.834625		X
2035352003	88-20-35-352-003	1336 WACON	70.02	7298.976324		X
2035303014	88-20-35-303-014	1337 WACON	60	6586.994049		X
2035305018	88-20-35-305-018	1401 WACON	60.25	6615.391327		X
2035353001	88-20-35-353-001	1402 WACON	70.02	7063.801676		X
2035305019	88-20-35-305-019	1407 WACON	60.26	6615.833412		X
2035353002	88-20-35-353-002	1410 WACON	60.02	6151.773893		X
2035305020	88-20-35-305-020	1417 WACON	60.26	6615.75358		X
2035353003	88-20-35-353-003	1420 WACON	70.02	7286.385031		X
2035305021	88-20-35-305-021	1427 WACON	60.51	6628.858552		X
2035305034	88-20-35-305-034	1435 WACON	70	7037.090713		X
2035354001	88-20-35-354-001	1436 WACON	70.07	7432.857219		X
2035305035	88-20-35-305-035	1443 WACON	65	6437.917129		X
2035354002	88-20-35-354-002	1444 WACON	60.49	6837.74344		X
2035305036	88-20-35-305-036	1451 WACON	82.37	7920.384198		
2035354003	88-20-35-354-003	1452 WACON	70.18	8281.81871		

	Frontage	Area (Sq Ft)
Total	352	
Total Deficient	20	247
% Deficient	5.68%	70.17%
Avg	61.63946	6,971.89
Median	60	6,391.57
Min	35.05	5,369.13
Max	105	13,651.82

ZONING ORDINANCE TEXT AMENDMENT

5. **PUBLIC HEARING - ZONING ORDINANCE TEXT AMENDMENT (ZOTA 259)** – Detached Accessory Buildings

Mr. Huerta provided background information and specific data related to the proposed Zoning Ordinance Text Amendment on detached accessory buildings. He said the amendment would prevent residents going to the Zoning Board of Appeals (ZBA) to seek variances for relief of the required setbacks. Mr. Huerta said the proposed amendment would benefit all property owners in Troy who own existing nonconforming accessory structures within the R-1E zoning district.

There was a brief discussion on how affected property owners would be notified of the Zoning Ordinance amendment.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

There was a brief discussion on the definitions of detached accessory buildings and accessory dwelling units.

Resolution # PC-2026-05-037

Moved by: Fox
Support by: Lambert

RESOLVED, That the Planning Commission hereby **recommends** to the City Council that Articles 7 and 14 of Chapter 39 of the Code of the City of Troy, which includes provisions related to detached accessory buildings and nonconforming structures, respectfully, be **amended** as printed in the proposed Zoning Ordinance Text Amendment (ZOTA 259).

Discussion on the motion on the floor.

Mr. Fox shared the ZBA will be happy to hear the amendment is going forward for City Council consideration.

Vote on the motion on the floor.

Yes: All present (8)
Absent: Malalahalli

MOTION CARRIED



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

O.2.a.

Date: July 9, 2026

To:

From:

Subject: Second Quarter Litigation Report



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: July 2, 2026

To: Honorable Mayor and City Council Members

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

Subject: Second Quarter 2026 Litigation Report

The following is the quarterly report of pending litigation and other matters of interest.
Developments during the SECOND quarter of 2026 are in bold.

A. ANATOMY OF THE CASE

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

B. ZONING CASES

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

1. **Stafa et. al v. Troy-** This federal case was served on the City on March 20, 2024. It was filed by Safet Stafa, Tollbrook LLC, Tollbrook West LLC, Tollbrook North LLC and Arban Stafa against the City. It is currently assigned to Judge Nancy Edmunds. In the complaint, Plaintiffs argue that the City's actions in denying various rezoning requests was in retaliation for the numerous lawsuits Plaintiffs filed against the City, allegedly in violation of the First Amendment. The complaint also asserts an allegation that the City treated Plaintiffs differently than other developers and land owners, depriving Plaintiffs



CITY COUNCIL AGENDA ITEM

of rights to equal protection of the law. The case seeks damages, injunctive relief, and attorney fees under 42 U.S.C. Section 1983. The City's first responsive pleading is due on or before April 10, 2024. The City timely filed a Motion to Dismiss. Plaintiff subsequently filed a Motion for Temporary Restraining Order/Preliminary Injunction concerning one of its projects. The City filed a response and the parties are now awaiting a decision from the Court. After receipt of the City's Motion to Dismiss, Judge Goldsmith gave the Plaintiff the option to submit an amended complaint, and Plaintiff availed itself of that opportunity. On June 28, 2024, the City filed a Motion to Dismiss the Amended Complaint for failure to state a claim. Defendant filed a response to the City's motion to dismiss, and the Court has not yet ruled on this motion. The parties are also waiting for the Court's decision regarding Plaintiffs' request for a temporary restraining order and/or preliminary injunction. On February 25, 2025, Judge Goldsmith granted the City's motion in part, dismissing the equal protection claim, but denied the City's motion to dismiss the First Amendment Retaliation claim, allowing this case to proceed through discovery. On March 25, 2025, Judge Goldsmith denied Plaintiff's Motion for a Temporary Restraining Order and a Preliminary Injunction. The parties exchanged initial disclosures in accordance with the court rules and have begun the discovery process. Pursuant to Court order, the parties are scheduled to participate in facilitation on October 1, 2025. The Court has adjourned scheduled court dates to allow the parties to consider the facilitator's settlement recommendation. The parties were unable to resolve this matter so the discovery phase continues. **The discovery phase closed, however, Plaintiffs filed a motion to compel which, if granted by the Court, could reopen discovery. The City timely filed a Motion for Summary Judgment within the parameters of the Court's scheduling Order, and Plaintiffs filed a response. The parties are now waiting for the Court to schedule a hearing date or decide the pending motion.**

C. EMINENT DOMAIN CASES

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

1. **Troy v Kreger, et al.** – This condemnation case was initiated by the City on August 22, 2024 to acquire needed right of way for a planned road improvement project located on Rochester Road, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Martha Anderson. A hearing on the complaint has not yet been scheduled. The Court issued a scheduling order establishing discovery deadlines and for the exchange of witness and exhibit lists. If the case is not resolved through facilitation or otherwise, a jury trial is scheduled for January 5, 2026. On January 17, 2025, the Court entered an order surrendering possession and vesting title in the subject property to the City, which required the City to pay the property owner the estimated just compensation, as determined by an independent appraisal. The case now continues to allow a jury to determine the total value of the property. The Court also required the parties to mediate this case, which is scheduled for October 23,



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2025. The parties are in the discovery phase. The parties exchanged updated appraisals on July 25th. Discovery is ongoing. On October 23, 2025, the parties engaged in facilitative mediation. Although the mediation did not result in settlement, the parties indicated that additional settlement discussions would be pursued. The parties and the mediator continued the facilitative mediation on December 9, 2025, but were unable to reach a proposed settlement. Thus, the case is scheduled to proceed to jury trial on January 12, 2026. The Court adjourned the jury trial, which is now scheduled to begin on May 4, 2026. **The City and the property owners (Kreger Defendants) negotiated a settlement that was approved by Council and the Judge on May 1, 2026. The tenant Smoker's Outlet of Troy, Inc wanted to proceed to a jury trial to recover its alleged business interruption damages. That claim proceeded to jury trial on May 1, 2026, where the jury returned a verdict in favor of the City, finding that Smoker's Outlet was not entitled to any damages. A judgment on the jury verdict and final judgment was entered on May 8, 2026. This case is now concluded.**

2. **Troy v McDonald's Corporation.** – The City filed this condemnation case on February 11, 2025, seeking a permanent easement for public utilities and public service facilities for the Rochester Road improvement project, from Barclay Drive to Trinway Drive. The case was assigned to Oakland County Circuit Court Judge Daniel P. O'Brien. Judge O'Brien granted the City's motion to schedule a hearing on the complaint, set for April 16, 2025. On April 16, 2025, the Court entered a stipulated order granting the City possession and requiring payment of the estimated just compensation to McDonalds. The case will now proceed on the issue of the final amount of just compensation only. The parties are in the discovery phase. The parties anticipate that the Court will require facilitation or mediation in an effort to resolve this case before trial. The parties are scheduled to meet with the mediator on April 2nd to work out the details of the mediation which the Court has ordered, which must be completed by April 30, 2026. **Due to conflicts that arose in the schedules of both parties, the mediation was rescheduled for June 3, 2026. As a result of the mediation, City Administration recommended a proposed settlement, which was approved by the Troy City Council at its June 29, 2026 City Council meeting. The parties thereafter stipulated to the entry of a Consent Judgment, which was entered by the Court on June 30, 2026. This case is now concluded.**
3. **Troy v DB Troy, LLC et al.** – For the Rochester Road Improvement Project, Barclay Drive to Trinway Drive, the City filed this condemnation case on March 20, 2025. The City needs to acquire a permanent easement for public utilities and public service facilities at the Firebird Tavern location. Oakland County Circuit Court Judge Mary Ellen Brennan is the assigned judge, who will hopefully quickly schedule the initial hearing on the complaint. The Court granted the City's motion for possession allowing the City to hold off paying the estimated compensation until all the parties agree to the allocation between all defendants. Subsequently, Defendants agreed to an apportionment between the parties, and DB Troy, LLC is the only Defendant remaining, since all others have been dismissed. The case will proceed through discovery and jury trial as to the final amount of just compensation. The parties have secured an independent facilitator and expert condemnation attorney to try to resolve the case before trial. The case is scheduled for facilitative mediation on May 12, 2026. **Due to conflicts**



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that arose in the schedules of both parties, the mediation has been rescheduled for August 6, 2026.

D. CIVIL RIGHTS CASES

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

1. **Melvin Matsey v. Troy, et al.** - Melvin Matsey was a suspect in some burglaries in the area and had been under surveillance by the Troy Police Department Special Investigations Unit (SIU). On March 9, 2022, at approximately 8:30pm, Matsey was observed running away from a closed business carrying something under his arm. He quickly got into his parked car and drove away. SIU officers followed him, and used a boxing maneuver to stop him. Officers then got Matsey out of his car, and took him in for questioning. Plaintiff's complaint alleges there was no legal basis for the boxing maneuver, and that he was falsely arrested. He alleges injuries, pain and psychological trauma resulted. Plaintiff's complaint is brought under 42 USC, Section 1983 and it asserts claims under the 5th, 8th, and 14th Amendments of the United States Constitution. Plaintiff also asserts state law claims against the individual officers for assault and battery, intentional infliction of emotional distress and alleged gross negligence. He is seeking damages in an amount exceeding \$75,000, plus interest, costs and attorney fees. On June 26, 2024, Judge Kumar, the U.S. District Court Judge assigned to this case, entered a scheduling order. On August 20, 2024, Plaintiff filed an amended complaint specifically identifying all of the individual officers involved in the March 9, 2022 encounter. The City will file a timely response. The City has also initiated discovery. The City filed a response to the amended complaint, and the parties are engaging in discovery. The attorney for one of the co-defendants requested an adjournment of the case, due to an expected medical leave. This was stipulated to by the parties, and granted by the Court. Discovery continues. On October 2, 2025, the Court granted a second motion to extend the discovery dates. The parties continue to depose factual witnesses. The Troy Defendants filed separate motions for summary judgment on February 6, 2026. Plaintiff was given additional time to respond to the motions, since there were a number of motions filed by all defendants requesting summary judgment. **The Plaintiff served its responses to all the motions on all the Defendants and Replies have been filed on behalf of the Troy Defendants. The parties are now waiting for the Court to schedule a hearing date and/or decide the motions.**
2. **Edward Ross v. Troy, et. al.**- Plaintiff filed this lawsuit under 42 U.S.C. Section 1983, claiming a deprivation of his constitutional rights resulting from his termination as a volunteer firefighter. The complaint was served on the City and the individual defendants on August 1, 2024. A timely response will be filed with the Court. The City timely filed its answer. The parties are scheduled for mediation on March 5, 2025. The parties were not able to successfully mediate this case and the administrative law proceeding. The parties are now in the discovery phase. Plaintiff filed a Motion to Compel Discovery, seeking additional documentation, which the Court granted in part and denied in part. The parties are proceeding through discovery. At Plaintiff's



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request, the Court extended the closing deadline for discovery. The parties continue to depose factual witnesses. The Troy Defendants filed a Motion for Summary Judgment on January 30, 2026. Plaintiff timely filed its response to the Motion. Also, on March 10, 2026, subsequent to the filing of the motions, the Judge entered an order dismissing two of the individual defendants from the case, based on a stipulation of the parties. Remaining defendants are the City and Fire Chief. **The parties are waiting for the Court to schedule a hearing date and/or decide the motions.**

3. **Thomas Szczesny v. Troy, et. al-** Plaintiff filed this Complaint against the City and individual police officers, claiming deprivation of his Constitutional rights under the 4th and 14th Amendments resulting from an accident that occurred on September 22, 2023. Plaintiff, who was riding a motorcycle, collided with a vehicle driven by a Troy officer who was responding to a call. Plaintiff's medical claims are being addressed separately under the State of Michigan Motor Vehicle Code. The accident was investigated by an independent police agency, which determined that Plaintiff, who failed to yield, was at fault. A subsequent search warrant obtained for Plaintiff's blood revealed that it contained intoxicating substances. Initially, the Oakland County Prosecutor's Office issued charges against Plaintiff, but shortly before trial, these charges were dismissed by the prosecutor. This development partially serves as the basis for Plaintiff's malicious prosecution claims under State and Federal Laws. The Complaint also alleges that the City is liable for an alleged failure to supervise and failure to train its officers. This case has been assigned to U.S. District Court Senior Judge Gershwin Drain. The Court issued a notice to appear for an initial status conference scheduled for February 12, 2026. The parties are preparing to exchange initial disclosures that are required under the court rules. The case has entered the discovery phase of litigation. **The parties continue to engage in discovery. The Court also ordered facilitation to take place in January of 2027. The parties agreed on a facilitator and a date for facilitation.**
4. **Bryant v. Yancey et. al.-** Plaintiff Michael Anthony Bryant filed this lawsuit against 36th District Court Judge Yancey and one of the Troy Police Officers, claiming that he has an alternative and separate entity as "Mikhael Amirul El Trust," which he argues makes him a sovereign citizen that is somehow exempt from compliance with the laws of the State of Michigan. The individual Troy Police Officer Defendant stopped the vehicle being driven by Mr. Bryant near the Somerset Mall, since it had an improper plate that identified as "Continental United States Moorish National," which was improper, and the van was not validly registered with the State of Michigan. Also, Mr. Bryant was driving with a suspended driver's license, and had valid bench warrants seeking his arrest. Mr. Bryant was arrested and brought to the station, and one of the bench warrant jurisdictions picked him up from the Troy lock-up a couple of hours later. Mr. Bryant complains that his alleged sovereign citizen status was not recognized or legitimized by Defendants, and he is seeking damages of approximately \$23 million dollars, as well as a dismissal of the pending criminal cases, imposition of criminal charges against the Judge and Police Officer, and other relief. A Motion for Dismissal was filed on February 4, 2026 on behalf of the individual Troy defendant. On February 6, 2026, the Court issued an order dismissing the Complaint, based on a lack of subject matter jurisdiction. On March 7, 2026, Plaintiff then filed an appeal with the Sixth Circuit U.S. District Court of Appeals. **Appellant filed a Motion to file a Supplemental Brief on April 6, 2026. We timely**



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filed our appellate brief on April 9, 2026, and also a response to Appellant's Motion to file a Supplemental Brief. On April 23, 2026, the U.S. Sixth Circuit Court of Appeals referred the case and the motion to a panel for consideration, which may include an oral argument date.

5. **Zanious Murphy v. Troy et. al-** On March 20, 2026, Plaintiff Murphy served the City with a new lawsuit filed in the U.S. District Court- Eastern District of Michigan. Plaintiff alleges that the City and the Troy Police Department violated his civil rights when he was charged with a felony for failing to properly secure a firearm, which was obtained by a child who was shot. Plaintiff's case is being prosecuted by the Oakland County Prosecutor's Office. After several of his motions seeking relief in the criminal prosecution were denied, he filed an appeal with the Michigan Court of Appeals. He also unsuccessfully sought relief from the Michigan Supreme Court, and has now filed this new case in the federal court. He is challenging the constitutionality of the state statute, as well as the search warrant and criminal prosecution. **On May 13, 2026, the District Court dismissed this case against the City with prejudice, finding that Plaintiff could not maintain a hybrid case seeking habeas corpus relief as well as pursuing alleged civil rights violations. Plaintiff has also submitted another application for leave to appeal in his felony case, which is pending in the Michigan Court of Appeals.**
6. **Dean Moser v. Dana Nessel, Troy, Troy Police Chief, et. al-** The City and Troy Police Chief are defendants in a lawsuit filed by Plaintiffs Michigan Coalition for Responsible Gun Owners, Michigan Gun Owners, Michigan Open Carry, and National Rifle Association of America, in addition to individuals Dean Moser, Thomas Overly, David Raney, and Reagan Janson. The Defendants include Michigan Attorney General Dana Nessel, Michigan State Police Director Colonel James Grady II, and the Cities of Battle Creek, Troy, Kentwood, and Walker, plus the police chiefs from each of the defendant cities. It was filed in the U.S. District Court for the Western District of Michigan, and assigned to Judge Robert J. Jonker. Primarily, the lawsuit challenges the state firearm licensing and registration statute, and alleges violations under the Second and Fourteenth amendment. Specific to Troy, the Complaint alleges that on February 10, 2025, Plaintiff Dean Moser applied for a license to purchase a pistol, as required by Michigan's License to Purchase, Carry, Possess or Transport a Pistol, MCL 28.422 et. seq.. The Troy Police Department subsequently denied his application, based on a background investigation. The first responsive pleading is due on or before August 6, 2026.

E. PERSONAL INJURY AND DAMAGE CASES

These are cases in which the Plaintiff claims that the City or City employees were negligent in some manner that caused injuries and/or property damage. The City enjoys governmental immunity from ordinary negligence, unless the case falls within one of four exceptions to governmental immunity: a) defective highway exception, which includes sidewalks and road way claims; b) public building exception, which imposes liability only when injuries are caused by a defect in a public building; c) motor vehicle exception, which imposes liability when an employee is negligent when



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operating their vehicle; d) proprietary exception, where liability is imposed when an activity is conducted primarily to create a profit, and the activity somehow causes injury or damage to another; e) trespass nuisance exception, which imposes liability for the flooding cases.

1. **Tschirhart v. Troy** - Plaintiff filed this wrongful death lawsuit against the City, claiming that the City and individual City employees and contractors were responsible for the drowning death of Plaintiff's son, Shaun Tschirhart, at the Community Center pool on April 15, 2015. Shaun was swimming in the pool that day as part of a Friendship Club activity, and unfortunately suffered a seizure while swimming. Plaintiff's complaint alleges gross negligence, and an alleged failure to properly screen, train, and supervise City employees. The case is assigned to Oakland County Circuit Court Judge Daniel O'Brien. As its first responsive pleading, the City filed a motion for dismissal, arguing that Plaintiff had failed to assert a viable claim against the City. This motion is pending before the Court. The Court denied the City's motion, and the City immediately filed a claim of appeal with the Michigan Court of Appeals, challenging the denial of governmental immunity. A timely brief on appeal will be filed once the Court issues a briefing schedule. The City's brief on appeal is due February 7, 2019. A timely brief on appeal was filed by the City of Troy Defendants. Plaintiff's brief on appeal is expected to be filed by April 12, 2019. The briefs have been submitted, and the parties are waiting for the Court to schedule oral argument. Oral argument was held on December 6, 2019 in the Court of Appeals. On December 17, 2019, the Court issued an Opinion and Order reversing the trial court's decision, agreeing with the City that summary disposition should have been granted to the City of Troy and the individually named Troy defendants. The Court, however, remanded the case to the trial court, allowing Plaintiff an opportunity to seek leave to amend her Complaint. Plaintiff filed an application for leave to appeal with the Michigan Supreme Court. The parties anticipate that oral argument will be scheduled for March or April 2021. The Michigan Supreme Court did not schedule this matter for its March, April, or May docket, so the parties are hoping that oral argument on the application will happen in June 2021. The parties are still waiting for the Michigan Supreme Court to schedule oral argument in this matter. The Michigan Supreme Court scheduled oral arguments for November 9. The Supreme Court issued its opinion, remanding this case back to the Oakland County Circuit Court for a decision consistent with part of the Court of Appeals' decision. Plaintiff filed a motion in Oakland County Circuit Court to lift the stay entered in this matter which was granted by the Court on March 23, 2022. Subsequently, Plaintiff filed a motion seeking leave to file an amended Complaint in this matter. The City filed a motion opposing this request. The Court will hear oral argument on this motion on April 20, 2022. On April 20, 2022, the Court denied plaintiff's motion seeking leave to amend the Complaint, dismissing the case. Plaintiff filed an appeal of this decision. Plaintiff filed a motion to extend the time for filing the brief on appeal with the Court of Appeals, and then timely filed her appellate brief on September 23, 2022. The City will file a timely Brief on Appeal. The City timely filed its Brief on Appeal, and the parties are waiting for the Court of Appeals to schedule oral argument. The Court of Appeals scheduled oral argument for May 2, 2023. The Court of Appeals reversed the lower court's decision and remanded the case to the Oakland County Circuit Court to permit Plaintiff to file an



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Amended Complaint. On July 27, 2023, Plaintiff filed a Motion to Lift the Stay in the case. Plaintiff then filed another amended complaint on September 28, 2023. The Court re-opened the case, but there has been a delay in entering the Court order memorializing this action. There is a hearing scheduled for April 3, 2024 on Plaintiff's motion to lift the stay and file an amended complaint against the individual defendants only. The trial court lifted the stay in this matter and the parties have filed their Answers to the Complaint and are proceeding with discovery. The discovery phase continues in this case. The parties are continuing with the discovery process. The parties have continued with discovery, including but not limited to taking depositions. Four separate motions for summary disposition were timely filed on behalf of the four individual Troy Defendants. Plaintiff filed responses to two of those motions and subsequently agreed to dismiss one of the lifeguards and the pool manager from this case. Oral argument is scheduled for July 2, 2025, and trial is set for July 9, 2025. Depending on the decision made by the Court, if necessary, a claim of appeal will be filed immediately on behalf of the individual Troy Defendants. The claim of appeal will be based on governmental immunity which provides for an automatic stay of proceedings. On June 30, 2025, Plaintiff filed an application for leave to appeal with the Michigan court of appeals, challenging the Court's decision denying her request to amend the complaint as to the co-defendant O'Connor. In addition to Plaintiff's application in the Michigan Court of Appeals, the City filed an appeal challenging the Court's denial of our motion to dismiss one of the individual defendants on July 3, 2025. The City's appellate brief in this case is now due on October 23, 2025. This case remains pending on appeal in the Court of Appeals. Plaintiff's attorneys requested an extension to file their briefs, which was granted. A Brief on Appeal was filed timely in the matter involving the Defendant-Appellant pool aide. Plaintiff-Appellant timely filed her Brief on Appeal against the Defendant-Appellee lifeguard, to which a responsive Brief on Appeal will be timely filed. **On April 15, 2026, the lifeguard's appellate brief was timely filed. The parties are waiting for the Court to schedule a date for oral argument.**

2. **Zari v. City of Troy**- Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after he tripped on the curb at/near the north entrance of the Troy Community Center. Plaintiff alleges that as a result of the fall, he sustained injuries to his left hand and his damages exceed \$25,000. The case was filed in the Oakland County Circuit Court, and assigned to Judge Kwame Rowe. The City filed a motion seeking an immediate dismissal of the Complaint on June 20, 2025. Plaintiff filed an amended complaint, and the City filed a motion asking for a dismissal of the amended complaint on June 23, 2025. On August 13, 2025, the Court granted the City's motion to dismiss the amended complaint. Subsequently, Plaintiff filed a motion requesting to amend his complaint for a third time, and the City filed a written objection. On September 2, 2025, instead of holding oral argument, the Court issued an opinion and order relying on the briefs. The Court denied Plaintiff's request to amend his complaint. Plaintiff then filed an appeal with the Michigan Court of Appeals. The parties timely filed their briefs with the Michigan Court of Appeals, and are now waiting for the Court to schedule an oral argument date. **The**



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parties are still waiting for an oral argument date with the Michigan Court of Appeals.

3. **Malott v. City of Troy-** Plaintiffs filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after Plaintiff Helen Malott's bike tire got caught in a gap in the sidewalk at/near 2060 W. Square Lake Road, and she fell from her bike. According to the Complaint, Ms. Malott alleges that she fractured her clavicle, and she had cuts, scars and nerve injury. Count two of the Complaint alleges that Mrs. Malott's husband, John Malott, suffered loss of consortium. According to the Complaint, Plaintiffs' alleged damages exceed \$25,000. The lawsuit was filed in Oakland County Circuit Court and assigned to Judge Kwame' L. Rowe. The City timely filed its answer, and the parties are now engaged in discovery. Discovery continues. **The parties participated in case evaluation on Thursday June 25, 2026.**
4. **Andrew Magadan v. City of Troy-** Plaintiff filed a lawsuit against the City of Troy under MCL 691.1402 (the sidewalk exception to governmental immunity) after he fell off a scooter on the sidewalk at 4082 John R. Road (Infinity Office Plaza). According to the Complaint, his fall caused him to fracture his right forearm and femur, requiring surgery. Plaintiff alleges that his damages exceed \$25,000. The lawsuit was filed in the Oakland County Circuit Court and assigned to Judge Cheryl A. Matthews. The City timely filed its answer and affirmative defenses on January 28, 2026. **The parties are now engaged in discovery.**
5. **Amanda Mukhles Amir v. Troy et. al-** Plaintiff served this lawsuit on the City of Troy and an individual volunteer firefighter, as well as the driver of the vehicle in which Plaintiff was a passenger. This lawsuit stems from an auto accident that occurred on March 8, 2026 at the Big Beaver and Rochester Road intersection. The volunteer firefighter was responding to a fire. Plaintiff has alleged that the volunteer firefighter was grossly negligent, and that the City is liable under a vicarious liability theory. Plaintiff also asserts an auto negligence claim against the driver of the other vehicle where she was a passenger. The lawsuit was received by the City on June 26, 2026. The City will timely file its first responsive pleading.

F. MISCELLANEOUS CASES

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



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25, 2025. The Administrative Law Judge denied the pending motion. On March 25, 2025, the Administrative Law Judge presided over a day-long hearing, where witnesses presented testimony. The Judge requested that the parties submit written closing arguments within 60 days. On May 27, 2025, the parties submitted closing statements. On June 23, 2025, the parties submitted replies to the closing statements. The Administrative Law Judge is expected to issue his opinion after the consideration of these closing statements and the hearing testimony. On September 12, 2025, the Administrative Law Judge issued his unfavorable opinion, finding that Mr. Ross met the definition of an employee under this state statute, and was therefore entitled to its protections. On October 2, 2025, the City filed an appeal of the decision of the Administrative Law Judge with the Oakland County Circuit Court. The Administrative Law Judge also issued an order regarding attorney fees, after briefing by the parties. The City timely filed its appellate brief on December 19, 2025. Petitioner/Appellee timely filed his appellate response, and the City filed its Reply on February 6, 2026. The parties are now waiting for the Court to schedule a date for oral argument. Also, Petitioner/Appellant filed his appellate brief challenging the Administrative Law Judge's order denying in part his request for attorney fees. The City's response was filed on March 20, 2026. On March 24, 2026, the Court scheduled oral argument for both appeals on May 13, 2026. **The Court issued an opinion affirming the Administrative Law Judge's determination that Ross met the definition of employee under the state statute. The Court also affirmed the Administrative Law Judge's award of attorney fees in an amount significantly less than Ross was seeking. This case is now concluded.**

2. Aguirre v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of a firearm that was turned over to the Troy Police Department as a condition of bond when he was charged with domestic assault. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. A hearing on the motion was initially scheduled for April 28, 2026, but was adjourned by the Court to May 5, 2026. The parties agreed to a consent order allowing the firearm to be returned to a third party which was signed by the Judge and entered with the Court. This case is now concluded.

3. Gresham v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with reckless use of a firearm and brandishing. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. A hearing on the motion was initially scheduled for April 28, 2026, but the Court adjourned the hearing to May 5, 2026. Since there was no public conviction, the parties agreed to an order allowing the firearms to be returned to Plaintiff, which order was signed by the Judge and entered with the Court. This case is now concluded.

4. Field v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of several firearms that were turned over to the Troy Police Department as a condition of bond when he was charged with



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malicious destruction of property. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. At a hearing on the motion on May 5th the Court entered an order to return the firearms to Plaintiff. This case is now concluded.

5.Jabro v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of a firearm that was turned over to the Troy Police Department as a condition of bond when he was charged with domestic assault. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. A hearing on the motion was scheduled for May 5, 2026. The Plaintiff failed to appear for the Court hearing and the case was dismissed without prejudice. The Plaintiff then contacted the City Attorney's Office and explained the reason for missing Court and the parties agreed to stipulate to an order to reinstate the case and to attempt to work out a resolution. On May 15, 2026, based on a stipulation of the parties, the Court entered an order allowing the firearm to be returned to a third party, with a provision prohibiting Plaintiff from being in possession of the firearm. This case is now concluded.

6.Joiner v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of her firearm that was turned over to the Troy Police Department when they responded to a domestic assault incident, where Plaintiff was the victim. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. At the hearing on the motion on May 19, 2026, the Court entered an order allowing the firearm to be returned to Plaintiff. This case is now concluded.

6.Tangil v Troy Police Department – This claim and delivery case was assigned to Judge Hartig. Plaintiff was seeking the return of a firearm that was confiscated when the Troy Police investigated a complaint of brandishing a firearm in public. The City filed an answer to the complaint and Plaintiff's motion seeking immediate possession. The Court scheduled a hearing on the motion for May 19, 2026, but subsequently adjourned it, giving the parties an opportunity to discuss a resolution. On June 3, 2026, the parties stipulated to an order allowing for the gun to be turned over to a third party, which was agreed to by the Court. This case is now concluded.

G. CRIMINAL APPEALS/ DISTRICT COURT APPEALS

There are no current appeals from decisions of the 52-4 District Court in misdemeanor ordinance prosecution cases.



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H. ADMINISTRATIVE PROCEEDINGS

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

2023 CASES

Quality Behavioral Health, Case No. 23-002182

The Tribunal dismissed the Petitioner's first two petitions for defects, but accepted the third petition, even though it also was defective. The City timely filed its answer and affirmative defenses on November 13, 2023. The Tribunal scheduled a status conference for January 11, 2024. Subsequent to the status conference, the Tribunal entered a scheduling order for motions to be filed. On April 17, 2024, Petitioner filed a motion for summary judgment. The City timely responded on May 8, 2024. The parties are now waiting for a decision from the Tribunal on the pending motion. On August 16, 2024, the Court entered an order denying Petitioner's motion for summary disposition. The Administrative Law Judge presided over the trial on February 11, 2025. The parties are awaiting the Court's decision after the presentation of evidence and argument. On December 5, 2025, the Tax Tribunal Judge denied Petitioner's request for a property tax exemption, ruling in favor of the City. Petitioner may file an appeal of this decision to the Michigan Court of Appeals. On January 27, 2026, Petitioner filed an appeal in the Michigan Court of Appeals. **The City's appellate brief was timely filed on May 6, 2026. The parties are now waiting for the Court of Appeals to schedule oral argument.**

2024 Cases

Macomb Residential Opportunities, Case No. 24-001160

This petition was timely filed prior to the May 31, 2024 deadline. The City timely filed its answer and affirmative defenses on May 16, 2024. The parties will commence the discovery process. Discovery requests were sent to Petitioner on July 11, 2024, and responses were timely received. The City filed a motion for summary disposition on December 26, 2024. Petitioner filed a response to the City's motion and its own cross motion for summary disposition on January 16, 2025. On April 7, 2025, the Tribunal Judge issued an order denying both the Petitioner's and the City's cross motions for summary disposition, finding that there are remaining issues of fact for trial. The Tribunal held a status conference on June 4, 2025, and subsequently issued a scheduling order. A Prehearing conference was held on August 11, 2025. The case is scheduled for a trial to begin November 4, 2025. The trial began on November 4th before Judge Kari Miles at the Tax Tribunal in Lansing and it was concluded that day. The Judge indicated she will issue a written decision. **The parties continue to wait for the Tax Tribunal decision, which may come at some time after the Court of Appeals decision in the Quality Behavioral Health case.**



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MK Oakland Mall, Case No. 24-001352

This case was filed prior to the May 31, 2024 deadline, and subsequently served on the City. The City timely filed its answer and affirmative defenses on June 24, 2024. The parties will commence the discovery process. The Tribunal set an April 4, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures. The parties are in the discovery phase. On March 17, the Tribunal granted the parties' joint motions to extend time. The Tribunal then set a June 20, 2025 deadline for Pre-Hearing Statements and Valuation Disclosures to be filed. This matter is now placed on the October 16, 2025 trial docket. On April 14, 2025, the Tribunal issued an order, allowing for consolidation of the 2024 and 2025 tax years. The City timely filed its Valuation Disclosure and Prehearing Statement on June 20, 2025, covering both the 2024 and 2025 tax years. A pre-hearing conference is scheduled for October 28, 2025. At the prehearing conference, the Tribunal Judge scheduled the hearing for this appeal to start May 18, 2026, and ordered payment of delinquent taxes at least 60 days before the hearing. Petitioner filed a motion for reconsideration, which is pending. The Tax Tribunal denied Petitioner's Motion for Reconsideration. **The parties were able to negotiate a settlement, and stipulated to new values. The Tax Tribunal Judge issued a Consent Judgment on April 23, 2026, which now closes this case.**

Troy Lodging, LLC, Case No. 24-002033

The City timely filed its answer and affirmative defenses on August 27th, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due May 20, 2025. The attorney representing petitioner filed a Motion to Withdraw, which was granted by the Tribunal. Petitioner has a new attorney, and requested an extension of time on April 10, 2025. The Tribunal granted the requested extension on April 25, 2025. The prehearing statements and valuation disclosure statements are now due on September 19, 2025. Petitioner also filed a Motion to add the 2025 tax year to the pending case, which was granted by the Tax Tribunal Judge on June 30, 2025. The parties timely submitted prehearing statements and valuation disclosures on September 19, 2025. A second attorney has filed an appearance on behalf of Petitioner, in advance of the pre-hearing conference, scheduled for January 21, 2026. Trial has been scheduled to start September 21, 2026. **The Court issued an order requiring submittal of exhibits on or before September 8, 2026.**

Flagstar Bank Case No. 24-001989

The City timely filed its answer and affirmative defenses on September 18, 2024. The parties will commence the discovery process. The prehearing statements and valuation disclosures are due June 4, 2025. It is expected that the parties will discuss possible settlement or in the alternative prepare for trial. On May 20, 2025, Petitioner filed a motion to consolidate a 2025 tax year appeal to the pending case, and the City filed its response on May 22, 2025. Petitioner filed a Motion to Consolidate an appeal for 2025 with the pending case, which the Tribunal granted on June 2, 2025. The pre-hearing statements and valuation disclosures are due on November 17, 2025. Based on a request from Petitioner, the parties stipulated to a motion to hold the case in abeyance, based on proposed sales negotiations, and the Tribunal granted the request, holding the case in abeyance, on November 6, 2025. **After a recent sale of the property, the parties were able to negotiate a**



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settlement. The Tax Tribunal Judge entered a consent judgment on June 3, 2026. This case is now concluded.

2025 Cases

Kumar No. 25-000594

The City was served with this residential tax appeal on May 7, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. The City's Valuation Disclosure and Pre-Hearing Statement were timely filed on February 2, 2026. On March 20, 2026, the property owner challenged the assessments for the 2026 tax year, which will be consolidated with this case. **The Tribunal scheduled the Pre-Hearing Conference for June 1, 2026. The parties attended the Pre-Hearing Conference, where the trial date was scheduled to start on September 3, 2026.**

Singh/Devi No. 25-000596

The City was served with this residential tax appeal on May 8, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. The City's Valuation Disclosure and Pre-Hearing Statement were timely filed on February 2, 2026. On March 20, 2026, the property owner challenged the assessments for the 2026 tax year, which will be consolidated with this case. **The Tribunal scheduled the Pre-Hearing Conference for June 1, 2026. The parties attended the Pre-Hearing Conference, where the trial date was scheduled to start on September 1, 2026.**

500 West Holdings LLC No. 25-001030

The City received this commercial tax appeal on May 19, 2025, and timely filed its answer and affirmative defenses on May 21, 2025. The valuation disclosures and pre-hearing statements are due January 2, 2026. The parties jointly asked for an extension of time, which was granted by the Tax Tribunal Judge on December 4, 2025. The valuation disclosures and pre-hearing statements are now due April 20, 2026. **The parties submitted a stipulated request for an extension of time. The parties timely filed the Valuation Disclosures and Prehearing Statements on June 4, 2026.**

Big Beaver Property Investment, LLC No. 25-000580

The City received this commercial tax appeal on May 22, 2025, and timely filed its answer and affirmative defenses on May 29, 2025. The Tribunal issued a scheduling order, requiring the City's Valuation Disclosure and Pre-Hearing Statement to be filed on or before February 2, 2026. Based on a request from the parties, the Tribunal extended the deadlines. The City's Valuation Disclosure and Pre-Hearing Statement is now required to be filed on or before May 5, 2026. **The parties were able to negotiate a settlement of this case. The Tribunal Judge signed the Consent Judgment on May 12, 2026, concluding this case.**



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Sheffield Owner LLC No. 25-001164

The City received this commercial tax appeal on May 23, 2025, and timely filed its answer and affirmative defenses on May 29, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. The parties requested an extension of time, which the Tribunal Judge granted on January 28, 2026. The City's Valuation Disclosure and Pre-Hearing Statement are now due July 20, 2026. **On May 20, 2026, Petitioner filed a Motion to add 2026 to the pending case, which was granted by the Tribunal on June 10, 2026. The parties submitted a joint request to adjourn the scheduling dates.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001438

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The valuation disclosures and pre-hearing statements are due February 17, 2026. Based on a joint request, the Tribunal granted an extension of time to the parties on February 5, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on May 20, 2026. **The parties negotiated a global settlement, and a Consent Judgment was entered by the Tax Tribunal Judge on June 8, 2026. This case is now concluded.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000821

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. Based on a joint request, the Tribunal granted an extension of time to the parties on March 17, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 22, 2026. **After global settlement discussions, the parties agreed to a withdraw of this case, and the Tax Tribunal Judge entered an order on May 20, 2026 dismissing the case. This case is now concluded.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000822

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. Based on a joint request, the Tribunal granted an extension of time to the parties on February 27, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 4, 2026. **After global settlement discussions, the parties agreed to a withdraw of this case, and the Tax Tribunal Judge entered an order on May 20, 2026. This case is now concluded.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-000823

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. Based on a joint request, the Tribunal granted an extension of time to the



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parties on March 17, 2026. The City's Valuation Disclosure and Prehearing Statement are now due on June 22, 2026. **The parties stipulated to a global settlement, and a Consent Judgement was signed by the Tax Tribunal Judge on May 21, 2026. This case is now concluded.**

BMARK 2020-B20 1960 RING ROAD, LLC No. 25-001437

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026. **After global settlement discussions, the parties agreed to withdraw this case, and the Tax Tribunal Judge entered an order on May 20, 2026 dismissing the case. This case is now concluded.**

Troy 750 Stephenson Investors LLC, No. 25-002180

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.

EHMCD LLC & ESMCD LLC, No. 25-000978

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 4, 2026. The parties continue to negotiate a possible settlement, and requested an extension of time. The Court granted an extension on February 20, 2026, and the City's Valuation Disclosure and Prehearing Statement are now due on May 5, 2026. **The parties were able to negotiate a settlement. The Tribunal Judge signed a Consent Judgement on April 17, 2026. This case is now finished.**

BBS Maple Research Investors LLC & BF Maple Inlay LLC, No. 25-002186

The City received this commercial tax appeal on June 9, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026.

Troy KS Development LLC, No. 25-002195

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026. **Petitioner also filed a motion to add the 2026 year to the pending case on May 21, 2026. This motion was granted on June 18, 2026.**

PentaCentre LLC, No. 25-001435

The City received this commercial tax appeal on June 2, 2025, and timely filed its answer and affirmative defenses on June 17, 2025. The City's Valuation Disclosure and the Prehearing Statement



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are due on March 4, 2026. The parties stipulated to an extension of time, and the Tax Tribunal Judge granted the request on January 28, 2026. The City's Valuation Disclosure and Pre-Hearing Statement are now due on July 20, 2026. **Petitioner filed a Motion to add 2026 to the pending case, and the Tribunal Judge granted this relief on June 3, 2026.**

Trigild IVL, LLC No. 25-001345

The City received this commercial tax appeal, and timely filed its answer and affirmative defenses on July 2, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on March 19, 2026. The Court granted Petitioner's Motion to Substitute the subsequent owner as Petitioner, and substituting new legal counsel. The parties stipulated to an extension of time. The City's Prehearing Statement and Valuation Disclosure are now due June 22, 2026. **Petitioner filed a motion to add the subsequent tax year to this active case, and this relief was granted by the Tax Tribunal Judge on May 20, 2026. The parties timely filed their Valuation Disclosures and Prehearing Statements on June 22, 2026.**

HNK Investments LLC, No. 25-001061

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026. Based on a joint request, the Tribunal granted an extension of time to the parties. The City's Valuation Disclosure and Prehearing Statement are now due on July 6, 2026. **Petitioner filed a Motion to add a 2026 tax year challenge, which was granted by the Tax Tribunal Judge on May 21, 2026.**

Wattles Square Center LLC, No. 25-001075

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026. Based on a joint stipulation, the Tribunal Judge extended deadlines in this case, and the City's Valuation Disclosure and Prehearing Statement are now due on July 20, 2026. **Petitioner filed a motion to add 2026 to the pending case, and this relief was granted on June 22, 2026.**

Troy Dual Hospitality LLC, No. 25-001025

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on April 6, 2026. Based on a joint request, the Tribunal granted an extension of time to the parties. The City's Valuation Disclosure and Prehearing Statement are now due on July 6, 2026. **The parties stipulated to a second extension of time to allow for further negotiation, which was granted by the Tax Tribunal on June 18, 2026. The Valuation Disclosure and Prehearing Statements are now due on or before September 8, 2026.**



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Kilmer Plaza LLC, No. 25-001184

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 9, 2025. The City's Valuation Disclosure and Prehearing Statement are due on April 20, 2026. Based on a joint stipulation, the Tribunal Judge extended deadlines in this case, and the City's Valuation Disclosure and Prehearing Statement are now due on July 20, 2026. **Petitioner also filed a Motion to add the 2026 year to the pending case on May 21, 2026, which was granted on June 3, 2026.**

Troy Elite Hospitality LLC, No. 25-001434 (New King)

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on August 11, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before May 20, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge entered a Consent Judgment on April 22, 2026. This case is now concluded.**

Troy Elite Hospitality LLC, No. 25-001436 (Crooks)

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on August 11, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before June 4, 2026. **The parties were able to negotiate a settlement, and the Tribunal Judge entered a Consent Judgment on April 22, 2026. This case is now concluded.**

Universal Property T.M.P., LLC No. 25-001592

The City was served with this commercial tax appeal, and timely filed its answer and affirmative defenses on July 31, 2025. The Valuation Disclosure and the Pre-Hearing Statements are due on or before June 4, 2026. **The parties requested an extension of time, and the Tribunal entered its order granting the request on May 13, 2026. The Valuation Disclosure and Pre-Hearing Statements are now due August 4, 2026.**

Acqualina 1801 LLC, No. 25-001890

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on August 4, 2026. **Petitioner also filed a Motion to add the 2026 year to the pending case on May 21, 2026, and this motion was granted by the Tax Tribunal on June 1, 2026. Petitioner submitted discovery requests to the City.**

1400 Allen LLC, No. 25-001860

The City was served with this tax appeal on August 29, 2025, and timely filed its answer and affirmative defenses on September 3, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on August 19, 2026. **Petitioner filed a Motion to add the 2026 year to the**



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pending case on May 21, 2026. This motion was granted on June 1, 2026. Petitioner submitted discovery requests to the City.

Brinston LLC, No. 25-003030

The City was served with this tax appeal on September 2, 2025, and timely filed its answer and affirmative defenses on September 22, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026.

Canterbury Square LLC, No. 25-001803

The City was served with this tax appeal on September 5, 2025, and timely filed its answer and affirmative defenses on September 22, 2025. The City's Valuation Disclosure and the Prehearing Statement are due on August 4, 2026. **Petitioner filed a motion to add 2026 to the pending case, which was granted on June 18, 2026.**

Kelly Retail

The City was served with this tax appeal on September 24, 2025, and timely filed its answer and affirmative defenses on September 25, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026. **Petitioner also filed a Motion to add the 2026 year to the pending case on May 21, 2026, which was granted by the Tax Tribunal Judge on June 18, 2026.**

London Centre

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026. **Petitioner filed a Motion to add the 2026 year to the pending case on June 1, 2026. This motion was granted on June 30, 2026.**

Kela Investment

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due September 22, 2026. **Petitioner filed a Motion to add the 2026 year to the pending case on June 1, 2026. This motion was granted on June 30, 2026.**

Project Troy

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026. **Petitioner filed a Motion to add the 2026 year to the pending case on June 1, 2026. This motion was granted on June 30, 2026.**



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Easton Investments

The City was served with this tax appeal on September 29, 2025. The City timely filed its answer and affirmative defenses on October 3, 2025. The City's Valuation Disclosure and Pre-Hearing Statement are due on September 8, 2026. **Petitioner filed a Motion to add the 2026 year to the pending case on June 1, 2026. This motion was granted on June 30, 2026.**

2026 Cases

Federated Retail Holdings (Macy's)

The City received this tax appeal on June 15, 2026, and timely filed its answer and affirmative defenses on June 26, 2026.

LREH, LLC- Case Number 26-000741

The City received this tax appeal on June 26, 2026, and will timely file its answer and affirmative defenses.

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



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CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.b.

Agenda Item:

O.2.b. Star EMS Response Time Report - June, 2026

ATTACHMENT(S):

20260713 Star EMS Response Time Report (June 2026)



Star EMS Response Time Report

City of Troy, MI

June 2026

Average Emergency Response Time **4:43**



STAR EMS

Service Performance Report (Troy, MI)

June 2026

Executive Summary

During this reporting period, Star EMS responded to 763 requests for service, including 506 emergency responses, and 253 non-emergency responses. Emergency response times averaged 4 minutes 43 seconds, and non-emergency response times averaged 8 minutes, and 13 seconds, demonstrating strong deployment position and operational readiness. Call processing times reflect efficient dispatch operations and system coordination. There were no reported service failures, and Star EMS maintained consistent, high-quality performance without incident.

Performance Metrics

Emergency Responses	# of Calls	% of Calls	Average Response Time
6:00 minutes or less	387	76.48%	03:46
Greater than 6:00 minutes but less than 7 minutes	50	9.9%	06:29
Greater than 7:00 minutes but less than 8 minutes	26	5.1%	07:34
Greater than 8:00	43	8.5%	09:31
	506		4:43

Non-emergency Responses	# of Calls	% of Calls	Average Response Time
15:00 minutes or less	239	94.5%	07:33
Greater than 15:00 minutes	14	5.5%	19:39
	253		08:13

All Responses	# of Calls	% of Calls
Total 911 Requests	763	100.0%
Total Transports	512	67.1%
Total Not Transported	251	32.9%
Interagency Referrals	0	0.0%

Average Emergency Call Processing Time
Average Non-emergency Call Processing Time

1:49
2:27

This report reflects Star EMS commitment to prompt response, operational efficiency, and professional EMS delivery.

Respectfully submitted by Star EMS



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CITY COUNCIL AGENDA ITEM COVER SHEET

O.3.a.

Agenda Item:

O.3.a. Letter of Appreciation to Recreation Dept. from Mike Husson

ATTACHMENT(S):

20260713 Letter of Appreciation to Recreation from Mike Husson

From: MICHAEL HUSSON
Sent: Wednesday, June 24, 2026 9:23 PM
To: allyson.leach@troymi.gov
Cc: Lori R Salyer <lori.salyer@troymi.gov>; Lyndsey A Ramsay
<Lyndsey.Ramsay@troymi.gov>; Brian Goul <GoulB@troymi.gov>
Subject: This evening's concert Sonic

You caught a great break with the weather.

The band's playlist was terrific & the audience, while somewhat limited by virtue of the threatened weather was very enthusiastic.

Of special note a vibrant group from the Adaptive Recreation Community Members were on the dance floor for virtually the entire 90 minute performance & thoroughly enjoyed themselves.

Keep up the great work!

Mike Husson