

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, May 11, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:32 PM.

B. ROLL CALL:

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

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. Continuation of Public Hearing from April 6, 2026 City Council Meeting - Zoning Ordinance Text and Map Amendments (File Number ZOTA 258) – Neighborhood Node Revisions – Text Amendments and Map Amendments (Rezoning) (Introduced by: Brent Savidant, Community Development Director)

The Mayor reopened the Public Hearing. The Mayor closed the Public Hearing after receiving public comment from Leasa Williams and Deborah Louzecky.

Resolution #2026-05-073
Moved by Brooks
Seconded by Chamberlain

WHEREAS, The City of Troy Master Plan is the policy document for land use and development for the City of Troy; and,

WHEREAS, In 2024, Troy City Council adopted amendments to the City of Troy Master Plan, following a lengthy amendment process, and,

WHEREAS, The effort to amend the Master Plan focused on studying the Neighborhood Node classification, including walking tours of specific Nodes by the Planning Commission and City Council; and,

WHEREAS, Master Plan policies are implemented by the Zoning Ordinance, the law regulating land use and development; and,

WHEREAS, The Planning Commission has worked diligently on preparing text and map amendments related to the Neighborhood Node Zoning District that reflect the Neighborhood Node policies in the Master Plan; and,

WHEREAS, A Planning Commission Subcommittee was formed to assist the Planning Commission in the Master Plan Zoning Ordinance amendment effort; and,

WHEREAS, The Planning Commission prepared text amendments related to the Neighborhood Node Zoning District, including the Regulating Plan; and,

WHEREAS, Modifications to the Neighborhood Node Zoning District required that the Zoning District Map be amended; and,

WHEREAS, Ninety (90) properties are proposed to be rezoned; and,

WHEREAS, The properties proposed to be rezoned, organized by intersection, are as follows:

WATTLES AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-15-353-052	4072 Livernois 101 - 109	NN	RT
88-20-15-353-053	4062 Livernois - 4066	NN	CB
88-20-15-353-054	N/A	NN	CB
88-20-15-355-066	4000 Livernois	NN	CB
88-20-22-101-043	3838 Livernois	NN/CF	CF
88-20-16-478-035	60 W Wattles - 62	NN	CF
88-20-16-478-036	4009 Livernois	NN	CB
88-20-22-101-001	3950 Livernois	NN	CB
88-20-22-101-002	3900 Livernois	NN	CB
88-20-22-101-003	92 E Wattles	NN	CB

LONG LAKE AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
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88-20-10-477-038	5017 Rochester	NN	GB
88-20-10-477-039	935 E Long Lake	NN	GB
88-20-10-477-049	5027 Rochester - 5137	NN	GB
88-20-11-351-006	5042 Rochester - 5044	NN	GB
88-20-11-351-007	5032 Rochester	NN	GB
88-20-11-351-008	5016 Rochester - 5024	NN	GB
88-20-11-351-009	5012 Rochester	NN	GB
88-20-11-351-010	1047 E Long Lake - 1055	NN	GB
88-20-11-351-011	1057 E Long Lake - 1155	NN	GB
88-20-11-351-013	5054 Rochester - 5120	NN	GB
88-20-14-101-003	4932 Rochester	NN	GB
88-20-14-101-004	4930 Rochester	NN	GB
88-20-14-101-006	4880 Rochester	NN	CB
88-20-14-101-040	1120 E Long Lake	NN	GB
88-20-14-101-042	1050 E Long Lake	NN	GB
88-20-14-101-043	4924 Rochester	NN	GB
88-20-14-101-044	N/A	NN	CB
88-20-14-101-047	1152 E Long Lake	NN	GB
88-20-14-101-048	4966 Rochester	NN	GB
88-20-15-201-015	850 E Long Lake	NN	GB
88-20-15-201-016	920 E Long Lake	NN	GB
88-20-15-201-018	4995 Rochester	NN	GB
88-20-15-201-038	940 E Long Lake	NN	GB
88-20-15-201-040	4915 Rochester - 4967	NN	GB
88-20-15-201-048	4897 Rochester	NN	GB
88-20-15-201-049	4889 Rochester	NN	GB

LONG LAKE AND LIVERNOIS

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-09-476-029	5015 Livernois	NN	GB
88-20-09-476-034	5053 Livernois - 5079	NN	GB

88-20-09-476-042	5145 Livernois	NN	GB
88-20-09-476-043	70 W Long Lake	NN	GB
88-20-10-351-018	31 E Long Lake - 125	NN	GB
88-20-10-351-019	25 E Long Lake	NN	GB
88-20-15-101-001	30 E Long Lake	NN	GB
88-20-15-101-030	102 E Long Lake	NN	GB
88-20-15-101-031	N/A	NN	GB
88-20-16-200-018	61 W Long Lake - 109	NN	GB
88-20-16-200-019	55 W Long Lake	NN	GB
88-20-16-200-020	4973 Livernois - 4979	NN	GB
88-20-16-202-001	4968 Treeside Lane	NN	RT

SOUTH BOULEVARD AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-02-102-010	6780 Rochester	NN	CB
88-20-03-226-013	6951 Rochester	NN	GB
88-20-03-226-042	6905 Rochester	NN	GB
88-20-03-226-046	6835 Rochester - 6843	NN	GB

WATTLES AND ROCHESTER

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-14-351-008	4086 Rochester	NN	GB
88-20-14-351-056	4048 Rochester - 4066	NN	GB
88-20-15-478-015	4035 Rochester	NN	CB
88-20-22-226-040	3951 Rochester - 3955	NN	GB
88-20-22-226-041	3939 Rochester	NN	GB
88-20-22-226-042	3921 Rochester	NN	GB
88-20-22-226-074	3995 Rochester	NN	GB
88-20-23-100-044	3990 Rochester	NN	GB
88-20-23-100-070	3946 Rochester - 3978	NN	GB
88-20-23-100-078	1064 E Wattles	NN	GB

MAPLE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-26-482-031	1883 E Maple	O	NN
88-20-26-482-032	1853 E Maple	O	NN
88-20-26-482-033	1869 E Maple	O	NN
88-20-26-483-009	N/A	CB	NN
88-20-26-483-047	1975 E Maple	CB	NN
88-20-26-483-048	1905 E Maple	GB	NN
88-20-26-483-050	N/A	CB	NN
88-20-26-483-053	N/A	CB	NN
88-20-26-483-055	1915 E Maple	GB	NN
88-20-35-226-042	1980 E Maple	GB	NN
88-20-35-226-095	1940 E Maple	GB	NN
88-20-35-226-096	1477 John R	GB	NN
88-20-36-100-057	1494 John R	O	NN

DEQUINDRE AND FOURTEEN MILE

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-36-476-036	33259 Dequindre	NN	IB
88-20-36-476-037	1783 E Fourteen Mile	NN	IB
88-20-36-476-038	1835 E Fourteen Mile - 1837	NN	IB
88-20-36-476-039	33215 Dequindre	NN	IB
88-20-36-476-040	33181 Dequindre	NN	IB
88-20-36-476-050	33373 Dequindre	NN	IB
88-20-36-476-071	1725 E Fourteen Mile - 1729	NN	IB
88-20-36-476-074	33333 Dequindre - 33341	NN	IB
88-20-36-476-075	33145 Dequindre	NN	IB
88-20-36-476-076	1881 E Fourteen Mile	NN	IB

LONG LAKE AND JOHN R

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-11-481-016	5135 Orchard Crest	NN	R-1C

88-20-11-481-017	5121 Orchard Crest	NN	R-1C
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CROOKS AND WATTLES

PARCEL	PROPERTY ADDRESS	CURRENT ZONING	PROPOSED ZONING
88-20-16-301-011	N/A	NN	R-1B
88-20-16-301-012	926 W Wattles	NN	R-1B

BE IT RESOLVED, That Article 5 of Chapter 39 of the Code of the City of Troy, which includes provisions related to Neighborhood Nodes, including the Regulating Plan, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 258), City Council Public Hearing Draft, as recommended by the Planning Commission.

BE IT FURTHER RESOLVED, The proposed rezonings listed herein are hereby **APPROVED**.

BE IT FINALLY RESOLVED, The Zoning District Map is hereby **AMENDED**.

Yes: All-7
No: None

MOTION CARRIED**E.2. Adoption of the 2026/2027 Annual City Budget (Introduced by: Robert Maleszyk, Chief Financial Officer)**

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving public comment from Dave Kniffen and Sadek Rahman.

Resolution #2026-05-074
Moved by Chanda
Seconded by Bluhm

WHEREAS, Section 8.3 of the City Charter directs the City Council to adopt a budget for the ensuing year, beginning July 1, 2026; and,

WHEREAS, City Council directed City Management to also produce an additional two-year budget forecast;

NOW, THEREFORE, BE IT RESOLVED, That the following listed operating revenues including tax revenues and operating transfers "to" the General Operating Fund are **ANTICIPATED** and that the General Operating Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$47,846,750
Licenses and Permits	5,008,479

Federal Grants	19,100
State Grants	213,000
State Shared Revenues	11,000,000
Contributions - Local	53,500
Charges for Services	8,621,834
Fines and Forfeitures	730,832
Interest and Rents	2,990,500
Other Revenues	2,157,312
Operating Transfer - In	805,657
Total Revenues and Transfers	79,446,964
Appropriation of Fund Balance	<u>14,083,147</u>
Total Revenues, Transfers and Appropriations	\$93,530,111

BE IT FURTHER RESOLVED, That the tax rate for the General Operating Fund **SHALL BE** six and fifty one-hundredths (6.5000) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated service delivery levels, expenditure amounts from the following listed budgetary activity level **SHALL BE** appropriated from the General Operating Fund:

General Government:	
Council	\$150,184
Manager	1,693,436
City Attorney	1,557,688
City Clerk	1,517,916
Human Resources	1,529,390
Communications	1,377,864
Finance	1,622,452
Treasurer	973,125
Purchasing	456,410
Assessing	1,504,430

Building Operations	1,996,935
Total General Government	\$14,379,830
Public Safety:	
Police	\$36,176,290
Fire	8,033,713
Building Inspection	3,241,366
Total Public Safety	\$47,451,369
Public Works:	
Streets/Drains	\$2,198,729
Transportation	804,420
Total Public Works	\$3,003,149
Community Development:	
Engineering	\$4,193,743
Planning	1,640,988
Total Community Development	\$5,834,731
Recreation and Culture	
Parks	\$5,035,032
Recreation	7,144,820
Nature Center	255,120
Museum/Historic Village	414,260
Total Recreation and Culture	\$12,849,232
Other:	
Operating Transfers Out	\$10,011,800

Total General Fund	\$93,530,111
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BE IT FURTHER RESOLVED, That the following listed operating revenues of the Capital Projects Fund including tax revenues and transfers “to” the Capital Projects Fund are **ANTICIPATED** and that the Capital Projects Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,463,500
Grants	2,382,390
Contributions	210,000
Charges for Services	240,000
Interest and Rents	200,000
Other Revenues	30,000
Operating Transfer - In	22,230,000
Total Revenues and Transfers	32,755,890
Appropriation (Surplus) of Fund Balance	(538,588)
Total Revenues, Transfers and Appropriations	\$32,217,302

BE IT FURTHER RESOLVED, That the tax rate for the Capital Fund **SHALL BE** one and eight hundred seventy ten-thousandths (1.0870) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Capital Projects Fund:

Manager	\$30,000
Treasurer	20,000
Building Operations	6,820,000
Police	1,597,148
Fire	935,000
Streets	7,470,000
Public Works	2,605,000
Street Lighting	50,000
Drains	1,816,000
Sidewalks	1,000,000

Recreation	2,534,000
Parks	2,855,000
Library	3,680,000
Museum	790,000
Debt and Other Financing Uses	15,154
Total Expenditures	\$32,217,302

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Refuse Fund are **ANTICIPATED** and that the Refuse Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,511,580
Grants	80,000
Charges for Services	800
Interest and Rents	120,000
Appropriation (Surplus) of Fund Balance	(628,184)
Total Revenues, Transfers and Appropriations	\$7,084,196

BE IT FURTHER RESOLVED, That the tax rate for the Refuse Fund **SHALL BE** one and nine one-hundredths (1.0900) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Refuse Fund:

Refuse and Recycling	\$7,084,196
Total Expenditures	\$7,084,196

BE IT FURTHER RESOLVED, That the following listed operating revenues including tax revenues and operating transfers “to” the Library Fund are **ANTICIPATED** and that the Library Fund has sufficient Fund Balance to appropriate as follows:

Taxes	\$7,561,000
Grants	155,000

Contributions	115,000
Charges for Services	20,650
Fines and Forfeitures	13,500
Interest and Rents	101,500
Other Revenue	6,000
Appropriation (Surplus) of Fund Balance	3,196,029
Total Revenues, Transfers and Appropriations	\$11,168,679

BE IT FURTHER RESOLVED, That the tax rate for the Library Fund **SHALL BE** one and five hundred ninety-nine ten-thousandths (1.0599) mills on the 2026 taxable valuation.

BE IT FURTHER RESOLVED, In order to meet anticipated expenses, amounts from the following listed budgetary centers **SHALL BE** appropriated from the Library Fund:

Library	\$11,168,679
Total Expenditures	\$11,168,679

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the following budgets as shown in the 2026/27 budget document:

Major Street Fund	
Revenue:	
Grants	\$12,380,860
Charges for Services	362,102
Interest and Rents	75,000
Appropriation (Surplus) of Fund Balance	(2,871,927)
Total Revenues, Transfers and Appropriations	\$9,946,035
Expenditures:	
Streets	\$3,768,440
Parks	167,595
Other Finances Uses	6,010,000

Total Expenditures	\$9,946,035
Local Street Fund	
Revenue:	
Grants	\$4,871,657
Interest and Rents	75,000
Operating Transfers - In	2,250,000
Appropriation (Surplus) of Fund Balance	1,106,311
Total Revenues, Transfers and Appropriations	\$8,302,968
Expenditures:	
Streets	\$3,393,259
Parks	1,419,709
Other Financing Uses	3,490,000
Total Expenditures	\$8,302,968
Transit Center:	
Revenue:	
Charges for Services	\$156,000
Other Financing Sources	11,800
Appropriation (Surplus) of Fund Balance	280
Total Revenues, Transfers and Appropriations	\$168,080
Expenditures:	
Building and Facility Maint.	\$140,830
Grounds and Common Area	27,250
Total Expenditures	\$168,080
Forfeiture Fund	
Revenue:	
Fines and Forfeitures	\$129,000
Interest and Rents	30,000
Appropriation (Surplus) of Fund Balance	(114,000)
Total Revenues, Transfers and Appropriations	\$45,000

Expenditures:	
Police Forfeitures	\$45,000
Total Expenditures	\$45,000
Community Development Block Grant Fund	
Revenue:	
Grants	\$135,278
Total Revenues, Transfers and Appropriations	\$135,278
Expenditures:	
Home Chore	\$20,278
Park Improvements	115,000
Total Expenditures	\$135,278
Cemetery Fund	
Revenue:	
Charges for Services	\$3,900
Interest and Rents	7,000
Appropriation (Surplus) of Fund Balance	(9,512)
Total Revenues, Transfers and Appropriations	\$1,388
Expenditures:	
Other Financing Uses	\$1,388
Total Expenditures	\$1,388
Series 2013 and 2020 DDA Debt Fund	
Revenue:	
DDA	\$965,635
Total Revenues, Transfers and Appropriations	\$965,635
Expenditures:	
Gen Obligation Debt	\$965,635
Total Expenditures	\$965,635
Sanctuary Lake Golf Course Fund	
Revenue:	

Charges for Services	\$2,506,584
Appropriation (Surplus) of Fund Balance	981,515
Total Revenues, Transfers and Appropriations	\$3,488,099
Expenditures:	
Sanctuary Lake	\$3,488,099
Total Expenditures	\$3,488,099
Sylvan Glen Golf Course Fund	
Revenue:	
Charges for Services	\$1,467,360
Interest and Rents	174,500
Appropriation (Surplus) of Fund Balance	490,369
Total Revenues, Transfers and Appropriations	\$2,132,229
Expenditures:	
Sylvan Glen	\$2,132,229
Total Expenditures	\$2,132,229
Sanitary Sewer Fund	
Revenue:	
Charges for Services	\$18,141,897
Interest and Rents	100,000
Appropriation (Surplus) of Fund Balance	(779,479)
Total Revenues, Transfers and Appropriations	\$17,462,418
Expenditures:	
Sanitary Sewer	\$17,462,418
Total Expenditures	\$17,462,418
Water Fund	
Revenue:	
Charges for Services	\$29,757,044
Interest and Rent	44,370
Appropriation (Surplus) of Fund Balance	(1,859,767)

Total Revenues, Transfers and Appropriations	\$27,941,647
Expenditures:	
Water	\$27,941,647
Total Expenditures	\$27,941,647
Building Operations	
Revenue:	
Charges for Services	\$2,038,490
Interest and Rents	16,224
Appropriation (Surplus) of Fund Balance	684,566
Total Revenues, Transfers and Appropriations	\$2,739,280
Expenditures:	
Building Operations	\$2,739,280
Total Expenditures	\$2,739,280
Fleet Maintenance Fund	
Revenue:	
Interest and Rent	\$5,521,861
Other Revenue	483,060
Appropriation (Surplus) of Fund Balance	1,244,815
Total Revenues, Transfers and Appropriations	\$7,249,736
Expenditures:	
Administration	\$957,332
Equipment Operation and Maint	3,663,724
DPW Facility Maintenance	563,680
Capital	2,065,000
Total Expenditures	\$7,249,736
Information Technology	
Revenue:	
Charges for Services	\$2,863,200
Interest and Rents	80,000

Appropriation (Surplus) of Fund Balance	419,736
Total Revenues, Transfers and Appropriations	\$3,362,936
Expenditures:	
Information Technology	\$3,362,936
Total Expenditures	\$3,362,936
Unemployment Insurance Fund	
Revenue:	
Charges for Services	\$4,110
Total Revenues, Transfers and Appropriations	\$4,110
Expenditures:	
Unemployment Insurance	\$4,110
Total Expenditures	\$4,110
Worker's Compensation Fund	
Revenue:	
Charges for Services	\$784,160
Other Revenue	16,224
Appropriation (Surplus) of Fund Balance	108,160
Total Revenue, Transfers, and Appropriations	\$908,544
Expenditures:	
Worker's Compensation	\$908,544
Total Expenditures	\$908,544
Compensated Absences Fund	
Revenue:	
Interest and Rent	\$150,000
Other Revenue	6,400,000
Appropriation (Surplus) of Fund Balance	(50,000)
Total Revenue, Transfers, and Appropriations	\$6,500,000
Expenditures:	
Compensated Absences	\$6,500,000

Total Expenditures	\$6,500,000
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Yes: All-7
No: None

MOTION CARRIED

- 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 - Brownfield Redevelopment Authority, Civil Service Commission (Act 78); b) City Council Appointments - Liquor Advisory Committee, Personnel Board**
 - a) Mayoral Appointments**

Resolution #2026-05-075
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:

Brownfield Redevelopment Authority

Appointed by Mayor
7 Regular Members
3 Year Term

Nominations to the Brownfield Redevelopment Authority:

Term Expires: 4/30/2029	Rosemary Kornacki
	Term currently held by: Rosemary Kornacki
Term Expires: 4/30/2029	Carolina Noguez-Ortiz
	Term currently held by: Carolina Noguez-Ortiz
Term Expires: 4/30/2029	Hemanth Tadepalli
	Term currently held by: Hemanth Tadepalli

Civil Service Commission (Act 78)

Appointed by Mayor
 3 Regular Members
 1-Council; 1-Police/Fire Rep.; 1-Civil Service
 3 Year Term

Nominations to the Civil Service Commission (Act 78):

Term Expires: 4/30/2032	John Steele
	Term currently held by: John Steele

Yes: All-7
 No: None

MOTION CARRIED**b) City Council Appointments**

Resolution #2026-05-076

Moved by Chanda

Seconded by Brooks

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

Liquor Advisory Committee

Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	Alecia Billington
	Term currently held by: David Gorcyca

Unexpired Term Expires: 1/31/2028	Thomas Gault
	Term currently held by: David Haight (Resigned)

Yes: All-7
No: None

MOTION CARRIED

Resolution #2026-05-077
Moved by Chanda
Seconded by Bluhm

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

Personnel Board
Appointed by Council
5 Regular Members
3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Terri Kemp
	Term currently held by: Haight, David - Resigned 3/11/2026

Yes: All-7
No: None

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - None; b) City Council Nominations - Historic District Commission, Personnel Board

a) Mayoral Nominations: None

b) City Council Nominations:

Resolution #2026-05-078
Moved by Chanda
Seconded by Hamilton

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:

Historic District Commission

Appointed by Council
7 Regular Members
3 Year Term

Nominations to the Historic District Commission:

Term Expires: 3/1/2029	Barbara Chambers
	Term currently held by: Barbara Chambers

Personnel Board

Appointed by Council
5 Regular Members
3 Year Term

Nominations to the Personnel Board:

Term Expires: 4/30/2029	Anne Sackrison
	Term currently held by: Sackrison, Anne

Yes: All-7
No: None

MOTION CARRIED

I.3. No Closed Session Requested

I.4. 2026 City Council Meeting Schedule (Introduced by Frank Nastasi, City Manager)

Resolution #2026-05-079
Moved by Baker
Seconded by Chanda

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

Monday, June 15, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, September 14, 2026	Closed Session - City Manager and City Attorney Evaluations
Monday, December 7, 2026	Closed Session - City Manager and City Attorney Evaluations

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

Yes: All-7
No: None

MOTION CARRIED

I.5. Approval of the Troy Downtown Development Authority (TDDA) Proposed Fiscal Year 2026/2027 Budget and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Resolution #2026-05-080
Moved by Chamberlain
Seconded by Gunn

WHEREAS, The Troy Downtown Development Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Downtown Development Authority's Annual Budget for fiscal year beginning July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED

I.6. Approval of the Troy Brownfield Redevelopment Authority (TBRA) Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)

Resolution #2026-05-081
Moved by Bluhm
Seconded by Chanda

WHEREAS, The Troy Brownfield Redevelopment Authority has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Troy Brownfield Redevelopment Authority's Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED**I.7. Approval of the Joint Local Development Finance Authority (LDFA) Troy Subcommittee Proposed Fiscal Year 2026/2027 and Three-Year Budget (Introduced by: Kyle Vieth, Controller)**

Resolution #2026-05-082
Moved by Gunn
Seconded by Chamberlain

WHEREAS, The Joint Local Development Finance Authority Troy Subcommittee has adopted and recommends that City Council approve its proposed fiscal year 2026/27 Budget and Three-Year Budget;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Joint Local Development Finance Authority Troy Subcommittee Annual Budget for fiscal year July 1, 2026 through June 30, 2027 and Three-Year Budget.

Yes: All-7
No: None

MOTION CARRIED**J. CONSENT AGENDA:****J.1.a Approval of “J” Items NOT Removed for Discussion**

Resolution #2026-05-083-J-1a
Moved by Hamilton
Seconded by Chanda

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

Yes: All-7
No: None

MOTION CARRIED**J.1.b Address of “J” Items Removed for Discussion by City Council****J.2. Approval of City Council Minutes**

Resolution #2026-05-083-J-2

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

- J.2.a. **Special City Council Meeting Minutes-Draft - April 15, 2026**
- J.2.b. **City Council Minutes-Draft - April 27, 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 Meeting Specifications – Firefighter Personal Protective Equipment – Fire Department**

Resolution #2026-05-083-J-4a

BE IT RESOLVED, That the Troy City Council hereby **AWARDS** a three (3) year contract with two (2) one-year renewal options to *Vehicle Alliance Group, LLC of Coopersville, MI* for the purchase of Bullard UST LowRider structural firefighting helmets, Fire-Dex FDXL200 leather structural firefighting boots, Fire-Dex Dex-Pro structural firefighting gloves and HexArmor 4012 extrication gloves, purchased on an as needed basis for required replacements and new firefighters, at unit prices contained in the bid tabulation dated April 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 30, 2031.

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 Acceptance of a Permanent Easement, NMD Real Estate Group, LLC, Sidwell #88-20-28-478-025**

Resolution #2026-05-083-J-5

RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for water mains from NMD Real Estate Group, LLC, owner of the property having Sidwell #88-20-28-478-025.

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

- J.6. **Preliminary Site Plan Approval And Amended Consent Judgment – Proposed Wilshire Corners Commercial Building, Northeast Corner of Crooks and Wilshire (to be split from 900 Wilshire; PIN 88-20-21-304-025), Section 21, Presently Zoned BB (Big Beaver) Zoning District and Controlled by Consent Judgment.**

Resolution #2026-05-083-J-6

WHEREAS, The City is in receipt of a proposed preliminary site plan application for Wilshire Corners, a 12,800 square foot multiple tenant retail building, located on the northeast corner of Crooks and Wilshire, part of 900 Wilshire in Section 21; and,

WHEREAS, The subject property is zoned BB (Big Beaver) Zoning District but is subject to consent judgment, Case No. 1985-295638-CH, which controls the development potential of the site; and,

WHEREAS, The consent judgment was entered into in 1985, prior to the comprehensive update of the Master Plan in 2008 and creation of the Big Beaver Zoning District in 2011; and,

WHEREAS, The proposed site plan and retail building are generally consistent with the goals of the Master Plan and the requirements of the Big Beaver Zoning District; and,

WHEREAS, The proposed site plan meets the Site Plan Review standards of the City of Troy and other applicable standards; and,

WHEREAS, The proposed site plan was recommended for approval by the Planning Commission by a 7-0 vote;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **APPROVES** the Second Amendment to Consent Order and Judgment.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the Preliminary Site Plan for Wilshire Corners.

BE IT FINALLY RESOLVED, A copy of the Preliminary Site Plan, prepared by PEA Group (Job No. 2025-1680) and Arko Design Associates (Project No. 25-23), consisting of multiple sheets, shall be **ATTACHED** to the Second Amendment to Consent Order and Judgment as Exhibit B-1 and made a part thereof.

J.7. Ratification of Consent Judgment in Troy v. Kreger

Resolution #2026-05-083-J-7

RESOLVED, That the City of Troy City Council hereby **RATIFIES** the approval of the attached Partial Consent Judgment in the City of Troy v Kreger T, LLC, et al, condemnation case, Oakland County Circuit Court case number 2024-209383 CC, and **AUTHORIZES** payment in the amounts stated therein from Account Number 401.449.202.989.022065.

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. Local Development Finance Authority-Final - October 20, 2025**
 - O.1.b. Brownfield Redevelopment Authority Minutes-Final - October 21, 2025**
 - O.1.c. Downtown Development Authority-Final - January 14, 2026**
 - O.2. Department Reports: None Submitted**
 - O.3. Letters of Appreciation:**
 - O.3.a. Letter of Appreciation from Jackie Bromm to Brian Goul**
 - O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
- P. COUNCIL COMMENTS:**
 - P.1. Council Comments**

Council Member Hamilton thanked Mayor Baker for all the hard work and dedication that he puts into the State of the City address, and for how passionate he is about the event.

Council Member Chamberlain discussed the recent foundation conference that she attended. She wished her mother and all mothers a Happy Mother's Day. She recognized Public Service Recognition Week and thanked the City employees for their service and dedication.

Mayor Pro Tem Chanda wished all moms a Happy Mother's Day. He thanked Mayor Baker for a wonderful State of the City address, and discussed some of the topics mentioned in the speech. He reminded everyone that the cricket field grand opening is this Thursday.

Council Member Bluhm congratulated all the graduates and wished them much continued success in their future endeavors. She said she hopes that everyone will attend the Police Memorial Ceremony tomorrow, and the cricket field grand opening on Thursday.

Council Member Gunn thanked Mayor Baker for a wonderful State of the City address, and he hopes that everyone will attend the Police Memorial Ceremony.

Council Member Brooks wished all moms a Happy Mother's Day. She thanked Mayor Baker for an excellent State of the City address. She said that she is honored to be a part of the Police Memorial Ceremony each year, and she encouraged all to attend.

Mayor Baker thanked Council for the kind words regarding the State of the City address, he thanked Communications Director Flynn for all her hard work leading up to the address, and he thanked the Troy Chamber of Commerce for their support and partnership for the address. He thanked City staff for working with community members for the continued success of the City. He thanked Council Member Chamberlain for sharing the information from her conference. Mayor Baker encouraged the community to attend the Police Memorial service which is a tribute to fallen officers.

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):

Kristen	Commented on the challenges residents are facing during the Wattles Road construction project.
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R. CLOSED SESSION

R.1. No Closed Session Requested

S. ADJOURNMENT

The Meeting **ADJOURNED** at 9:07 PM.



Mayor Ethan Baker



M. Aileen Dickson, MMC, MiPMC3
City Clerk