



TROY CITY COUNCIL

Regular Meeting Agenda

July 27, 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 27, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

View the Meeting Live at: www.troymi.gov/webcast or on Local
Access Cable Channels (WOW–Ch 10, Comcast–Ch 17, AT&T–Ch 99)

INVOCATION: Reverend Matt Schuler, Pastor of Community from Faith Troy

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. 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 (Introduced by: Brent Savidant, Community Development Director)

E.2. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings (Introduced by: Brent Savidant, Community Development Director)

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 - Zoning Board of Appeals

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. Request for Closed Session

I.4. Bid Waiver - GrayKey Forensic Software, Troy Police Department (Introduced by: Joshua Jones, Chief of Police)

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 - July 13, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds - Oakland County Cooperative Purchasing Contract - MIU's (Metering Interface Units)

- J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Overhead Door Preventative Maintenance, Repair and Replacement**
- J.4.c. Standard Purchasing Resolution 4: Cooperative Purchase – Security Camera Server and Data Storage Replacement – Troy Police Department**
- J.5. Renewal of PROTEC Membership**
- J.6. Request to Approve a Stormwater Management Operations and Maintenance Agreement, Blunden Properties, LLC, Sidwell #88-20-22-276-056**
- J.7. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, and Acceptance of a Permanent Easement, Z Square Real Estate – East Street, LLC, Sidwell #88-20-22-358-028 & -029**
- J.8. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Sara Family, LLC, Sidwell #88-20-13-478-026**
- J.9. Request for Acceptance of a Permanent Easement, Sidwell #88-20-22-358-025**
- 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: None Submitted**

- O.2. Department Reports:**
 - O.2.a. Troy Police 2nd Quarter Report**
 - O.2.b. Economic Development 2nd Quarter Report**
 - O.2.c. Community Engagement Update**
- O.3. Letters of Appreciation: None Submitted**
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted**
- O.5. Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21607**
- O.6. Notice of Hearing for Gas Customers of DTE Gas Company Case No. U-21609**
- O.7. Notice of Hearing for Electric and Natural Gas Customers of DTE Electric Company and DTE Gas Company Case No. U-22011**
- O.8. Notice of Hearing for Electric Customers of DTE Electric Company Case No. U-22027**
- P. COUNCIL COMMENTS:**
 - P.1. No Council Comments**
- Q. PUBLIC COMMENT FOR ITEMS ON OR NOT ON THE AGENDA FROM MEMBERS OF THE PUBLIC OUTSIDE OF TROY (NOT RESIDENTS OF TROY AND NOT FROM TROY BUSINESSES):**
- R. CLOSED SESSION**
 - R.1. Closed Session**
- S. ADJOURNMENT**

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Monday, September 14, 2026

Closed Session - City Manager and City Attorney Evaluations

Saturday, November 21, 2026
Monday, December 7, 2026

November 2026 Advance
Closed Session - City Manager and City Attorney Evaluations

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
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 27, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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

INVOCATION: Reverend Matt Schuler, Pastor of Community from Faith Troy

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 27, 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. 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 (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

WHEREAS, A request has been received for the vacation of a public right of way, approximately 60 feet wide by 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick; and,

WHEREAS, The Planning Commission recommended that this vacation be granted with the retention of underground utility easements; and,

WHEREAS, The asphalt street and concrete sidewalk within the right of way have been removed and the area has been restored to a more natural state including turf grass and trees.

NOW, THEREFORE, BE IT RESOLVED, The properties **WHICH SHALL BENEFIT** from this requested vacation are Lot 9 (3836 Gatwick) and Lot 8 (3874 Gatwick) of Edenderry Subdivision No. 1, in Section 22.

BE IT FURTHER RESOLVED, That the City Council hereby **VACATES** the public right of way, approximately 60 feet in width and 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick.

BE IT FINALLY RESOLVED, That the City hereby **RETAINS** an easement for underground utility purposes.

Yes:

No:

MOTION CARRIED / FAILED

E.2. PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings (Introduced by: Brent Savidant, Community Development Director)

Suggested Resolution
Resolution #2026-07-
Moved by
Seconded by

RESOLVED, That Articles 7 and 14 of Chapter 39 of the Code of the City of Troy, which includes provisions related to accessory nonconforming buildings and nonconforming structures, respectfully, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 259), City Council Public Hearing Draft, as recommended by the Planning Commission.

Yes:
No:

MOTION CARRIED / FAILED

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 - Zoning Board of Appeals

a) Mayoral Appointments - None

b) City Council Appointments

Suggested Resolution
Resolution #2026-07-
Moved by
Seconded by

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:

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

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2027	Sande Frisen
	Term currently held by: Vacant - Thomas Desmond resigned 5/15/2026

Yes:

No:

MOTION CARRIED / FAILED

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-Grotsky, 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		
Beltrami, 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		
<i>Frisen, Sande</i>		4/30/2027			
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	

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	

Interested Applicants:

Name	Appointment Expiration	Notes 2
Hashmi, Amin	6/22/2028	ACAB exp 9/30/2026

Yes:

No:

MOTION CARRIED / FAILED

I.3. Request for Closed Session

Suggested Resolution

Resolution #2026-07-

Moved by

Seconded by

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

Yes:

No:

MOTION CARRIED / FAILED

I.4. Bid Waiver - GrayKey Forensic Software, Troy Police Department (Introduced by: Joshua Jones, Chief of Police)

Suggested Resolution

Resolution #2026-07-

Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for GrayKey forensic software and support to *Magnet Forensics, LLC of Atlanta, GA* for an estimated total amount of \$44,627.30 as per the quote dated July 22, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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 - July 13, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds - Oakland County Cooperative Purchasing Contract - MIU's (Metering Interface Units)

Suggested Resolution
Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to *Ferguson Waterworks, of Warren, MI*, for the purchase of MIU'S (Metering Interface Units) for a total estimated cost of \$550,000, as detailed in the attached quote as per the Oakland County Cooperative Purchasing Contract #CON00011233, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

J.4.b. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Overhead Door Preventative Maintenance, Repair and Replacement

Suggested Resolution
Resolution #2026-07-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal A: Overhead Door Preventative Maintenance Inspection to Allied Building Service Company of Detroit, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal B: Overhead Door Hourly Service Rates and Material Pricing to Michigan Independent Door of Troy, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

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

J.4.c. Standard Purchasing Resolution 4: Cooperative Purchase – Security Camera Server and Data Storage Replacement – Troy Police Department

Suggested Resolution
Resolution #2026-07-

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase and installation of the security camera server, software and data storage equipment to *Wadsworth Solutions, of Perrysburg, OH* for an estimated amount of \$341,296.00 as per the proposal and per the OMNIA Partners Purchasing Cooperative Contract #R220703, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

J.5. Renewal of PROTEC Membership

Suggested Resolution

Resolution #2026-07-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the annual renewal of the City's membership in PROTEC at the cost of \$14,185, payable from General Account Number 101.266.816.040, and **AUTHORIZES** the City Attorney to facilitate the membership renewal.

J.6. Request to Approve a Stormwater Management Operations and Maintenance Agreement, Blunden Properties, LLC, Sidwell #88-20-22-276-056

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Blunden Properties, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the property owned by Blunden Properties, LLC, identified by Sidwell #88-20-22-276-056.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED TO RECORD** Stormwater Management Operations and Maintenance Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.7. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, and Acceptance of a Permanent Easement, Z Square Real Estate – East Street, LLC, Sidwell #88-20-22-358-028 & -029

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Z Square Real Estate – East Street, LLC, outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the properties owned by Z Square Real Estate – East Street, LLC, and identified by Sidwell #88-20-22-358-028 and -029.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for sidewalks from Z Square Real Estate – East Street, LLC, owner of the properties having Sidwell #88-20-22-358-028 and -029.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED** to **RECORD** the permanent easement and agreement with Oakland County Register of Deeds, copies of which shall be

ATTACHED to the original Minutes of this meeting.

J.8. Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Sara Family, LLC, Sidwell #88-20-13-478-026

Suggested Resolution

Resolution #2026-07-

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Sara Family, LLC outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the property owned by Sara Family, LLC and identified by Sidwell #88-20-13-478-026.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

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

J.9. Request for Acceptance of a Permanent Easement, Sidwell #88-20-22-358-025

Suggested Resolution

Resolution #2026-07-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Dina Gurevich, owner of the property having Sidwell #88-20-22-358-025.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements with Oakland County Register of Deeds, 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: 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: None Submitted

O.2. Department Reports:

O.2.a. Troy Police 2nd Quarter Report

O.2.b. Economic Development 2nd Quarter Report

O.2.c. Community Engagement Update

O.3. Letters of Appreciation: None Submitted

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

O.5. Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21607

O.6. Notice of Hearing for Gas Customers of DTE Gas Company Case No. U-21609

O.7. Notice of Hearing for Electric and Natural Gas Customers of DTE Electric Company and DTE Gas Company Case No. U-22011

O.8. Notice of Hearing for Electric Customers of DTE Electric Company Case No. U-22027

P. COUNCIL COMMENTS:

P.1. No Council Comments

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

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

Respectfully submitted,



Frank A. Nastasi
City Manager

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

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:

August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
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

E.1.

Date: July 23, 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: PUBLIC HEARING - 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 (Introduced by: Brent Savidant, Community Development Director)

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.

Attachments:

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

Suggested Resolution:

WHEREAS, A request has been received for the vacation of a public right of way, approximately 60 feet wide by 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick; and,

WHEREAS, The Planning Commission recommended that this vacation be granted with the retention of underground utility easements; and,

WHEREAS, The asphalt street and concrete sidewalk within the right of way have been removed and the area has been restored to a more natural state including turf grass and trees.

NOW, THEREFORE, BE IT RESOLVED, The properties **WHICH SHALL BENEFIT** from this requested vacation are Lot 9 (3836 Gatwick) and Lot 8 (3874 Gatwick) of Edenderry Subdivision No. 1, in Section 22.

BE IT FURTHER RESOLVED, That the City Council hereby **VACATES** the public right of way, approximately 60 feet in width and 85 feet in length, located west of Rochester and south of Wattles, between 3836 Gatwick and 3874 Gatwick.

BE IT FINALLY RESOLVED, That the City hereby **RETAINS** an easement for underground utility purposes.

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):

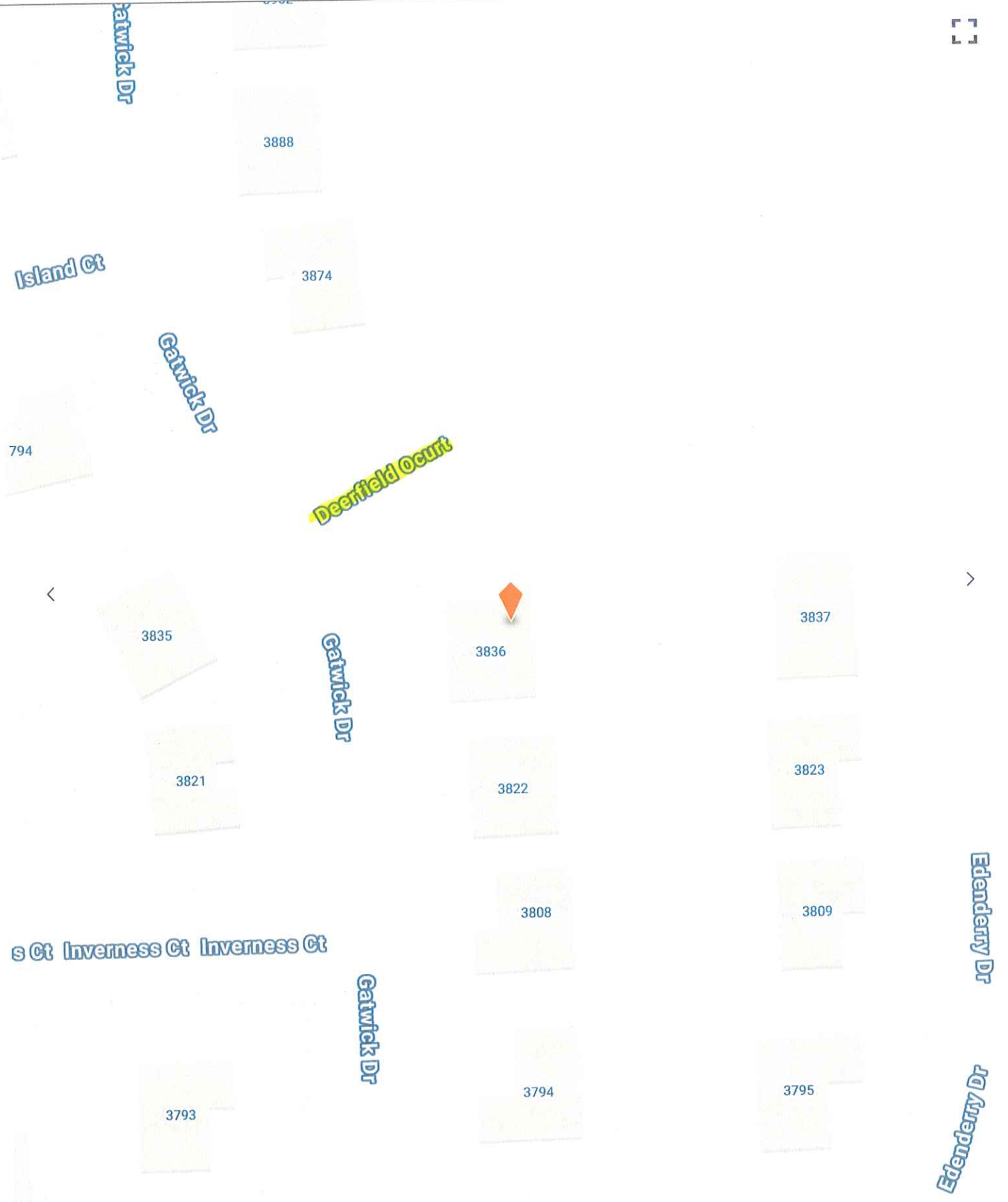
John S. Stankrauff
B. Shah

DATE 05/14/2025

DATE 5/14/2025

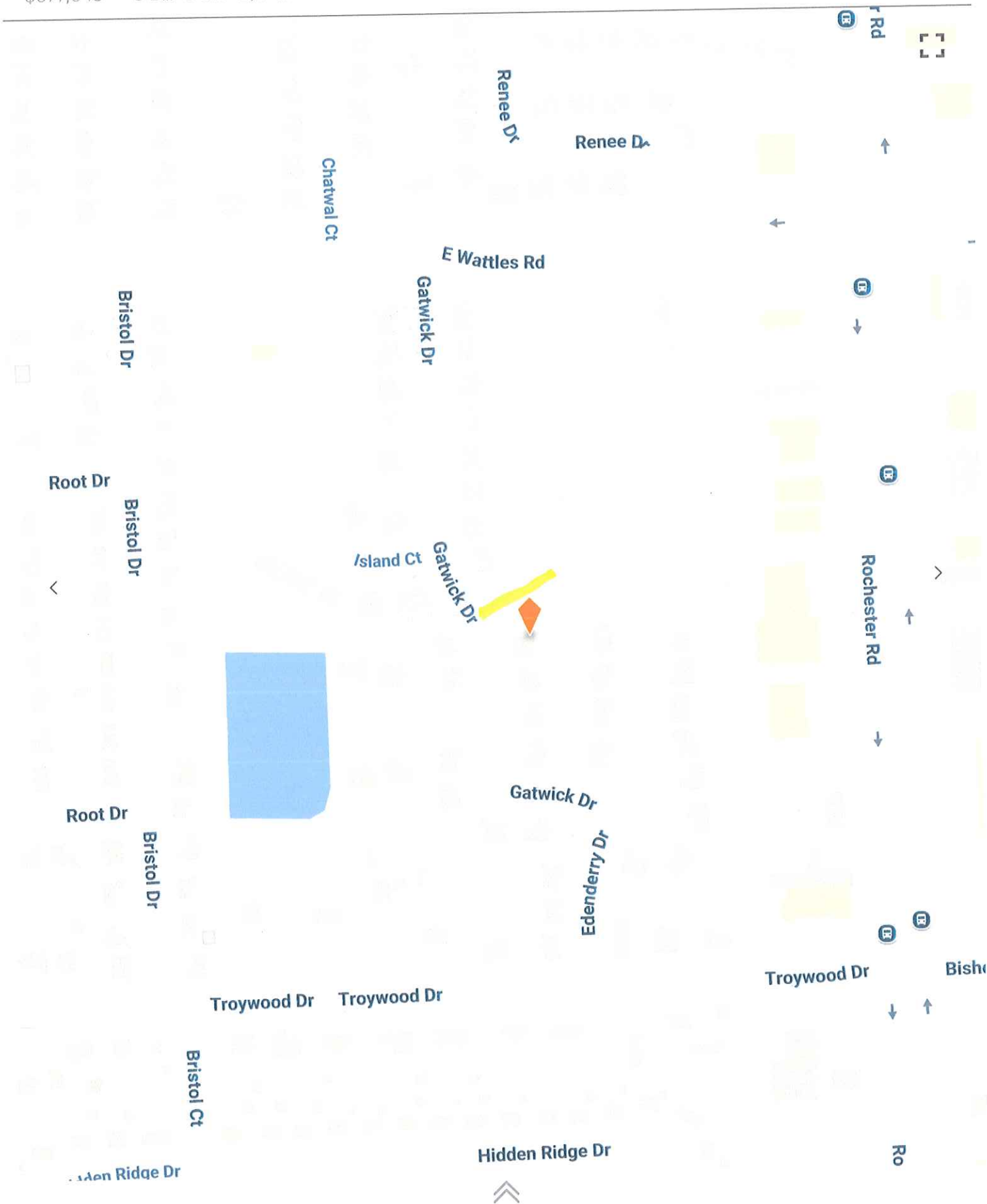
3836 Gatwick Dr

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



3836 Gatwick Dr

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





0 50 100
ft

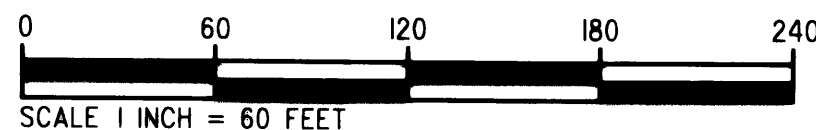
Print Date: 5/5/2025



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.

"EDENDERRY SUB. NO. 1"

PART OF THE NORTHEAST 1/4 OF SECTION 22, T.2N.,
R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

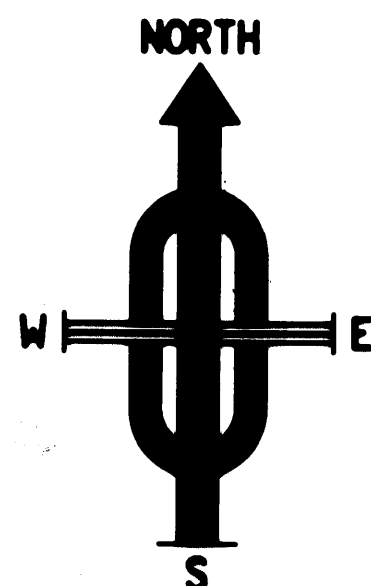
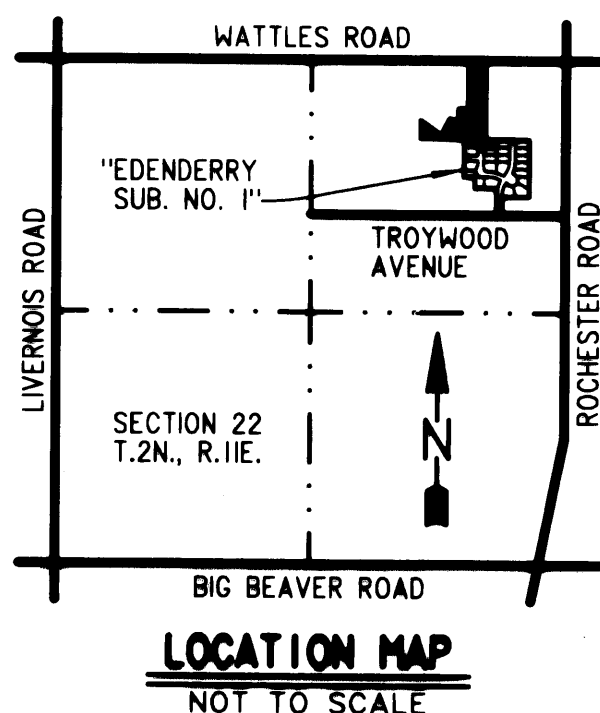


PLAT LEGEND

ALL DIMENSIONS ARE IN FEET.
ALL CURVILINEAR DIMENSIONS ARE SHOWN ALONG THE ARC.
(R.) DENOTES RADIAL. (N.R.) DENOTES NOT RADIAL.
THE SYMBOL "O" 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.11E., TROY TOWNSHIP, (NOW CITY OF
TROY) OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 44, PAGE 55, O.C.R..

CURVE DATA

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

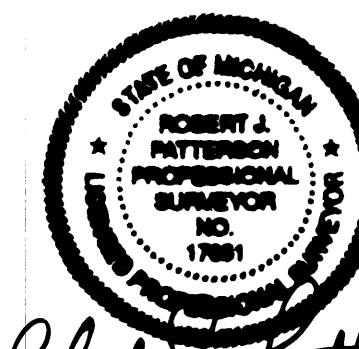
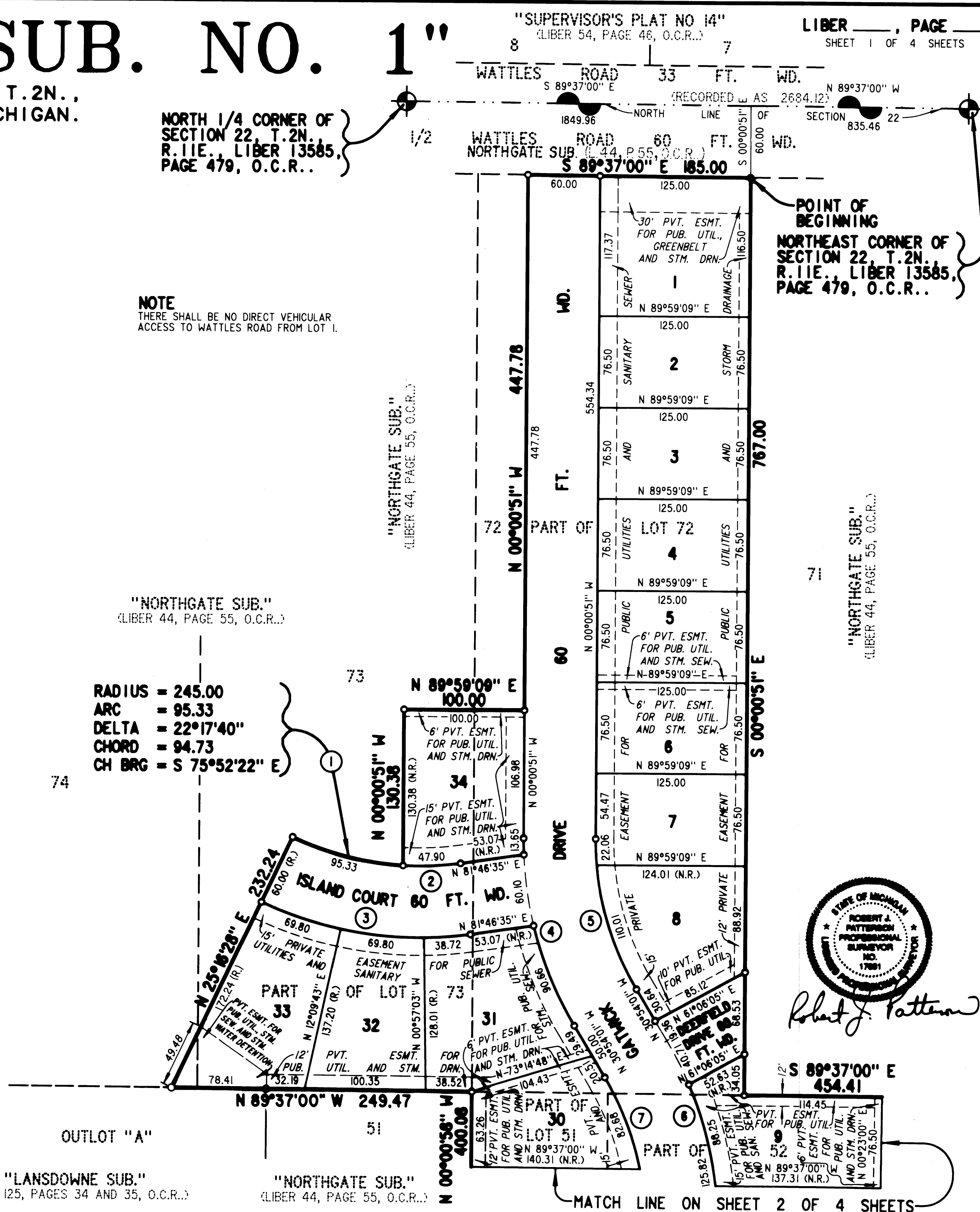


CERTIFIED TRUE COPY OF
RECORDED PLAT
BY DEPARTMENT OF COMMERCE
By *Maynard R. Dyer*
Maynard R. Dyer, P.S. CR
Manager
Subdivision Control Unit
Date *February 28, 1995*

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

NORTH 1/4 CORNER OF
SECTION 22, T.2N.,
R.11E., LIBER 13585,
PAGE 479, O.C.R..

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



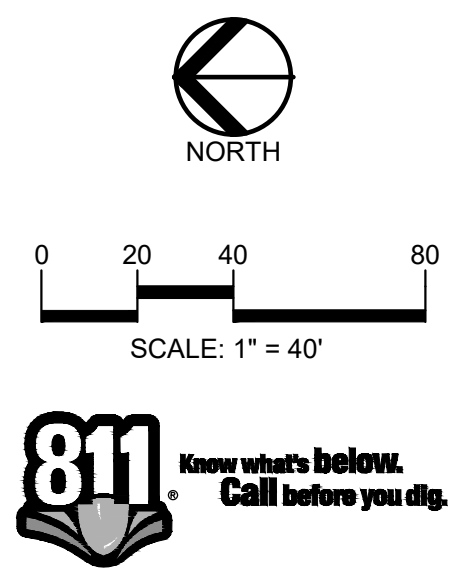
Robert J. Patterson

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

50215 SCHOENHERR
SHELBY TOWNSHIP, MI 48315

PROJECT TITLE
TOWN HAVEN
TROY, MICHIGAN

REVISIONS

NO.	DESCRIPTION

ORIGINAL ISSUE DATE:

MARCH 29, 2024

DRAWING TITLE

**PRELIMINARY
SITE PLAN**

PEA JOB NO. 16-283

P.M. JBT

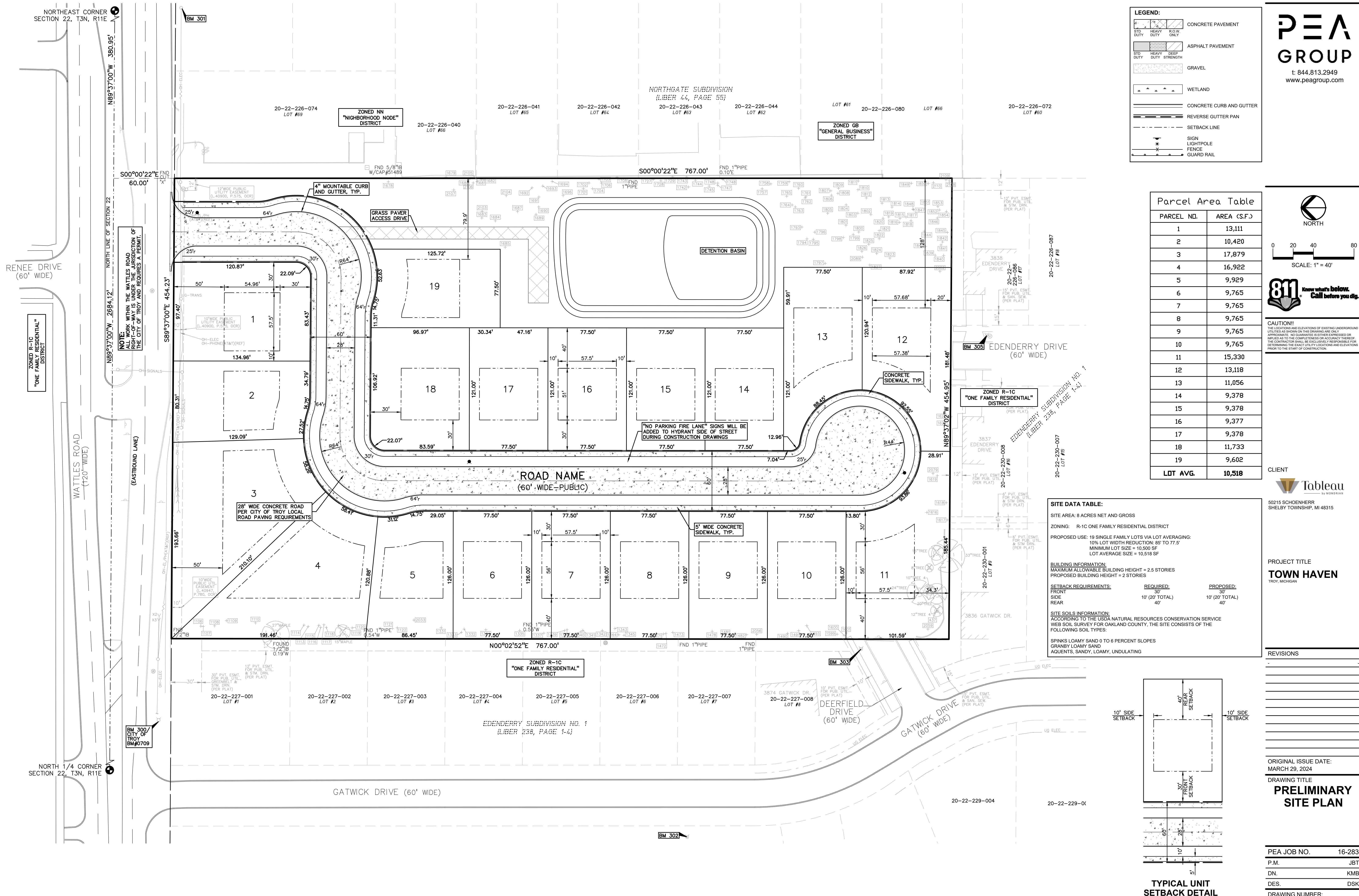
DN. KMB

DES. DSK

DRAWING NUMBER:

P-2

NOT FOR CONSTRUCTION



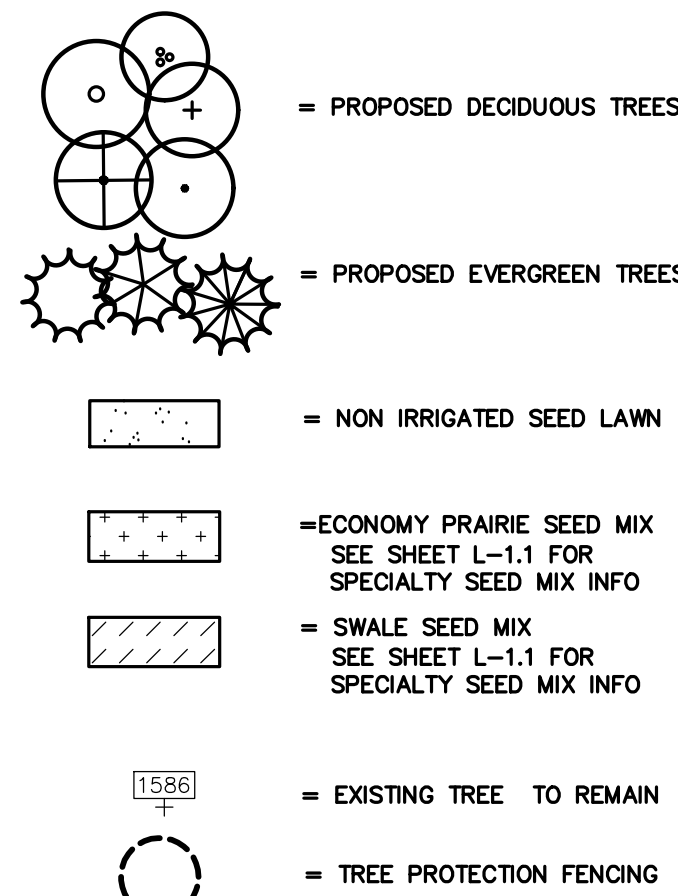
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	DESIGNATION	REMARKS	
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	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	10" HT.	B&B	PER PLAN	NATIVE	MALE ONLY THORNLESS	
FG2.5	6	FAGUS GRANDIFOLIA	AMERICAN BEECH	2.5" CAL.	B&B	PER PLAN	NATIVE		
GB2.5	5	GINKGO BILBOA	MAIDENHAIR TREE	2.5" CAL.	B&B	PER PLAN	NON-NATIVE		
GT2.5	5	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEY LOCUST	2.5" CAL.	B&B	PER PLAN	NATIVE	MALE ONLY THORNLESS	
GD2.5	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	2.5" CAL.	B&B	PER PLAN	NATIVE		
NS2.5	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	MALE ONLY THORNLESS	
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:							
EVERGREEN TREES									
PG10	8	PICEA GLAUCA	WHITE SPRUCE	10" HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
PC8	3	PICEA OMORICA	SERBIAN SPRUCE	8" HT.	B&B	PER PLAN	NON-NATIVE		
PS10	7	PINUS STROBUS	EASTERN WHITE PINE	10" HT.	B&B	PER PLAN	NATIVE		
PS8	3	PINUS STROBUS	EASTERN WHITE PINE	8" HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
PM10	3	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	10" HT.	B&B	PER PLAN	NATIVE		
TT10	4	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	10" HT.	B&B	PER PLAN	NATIVE		
TO8	11	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8" HT.	B&B	PER PLAN	NATIVE	NON-NATIVE	
TG10	4	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10" HT.	B&B	PER PLAN	NATIVE		
	43	SUBTOTAL:							

TREE INVENTORY/PRESERVATION CALCULATIONS

WOODLAND TREES		
WOODLAND TREES REMOVED:	111	(REPLACE AT 50% OF REMOVED DBH)
904" DBH x 0.5 =	452"	REPLACEMENT
WOODLAND TREES SAVED:		
188" DBH x 2 =	376"	CREDIT
452 - 376 =	76	
76" DBH REQUIRED FOR WOODLAND REPLACEMENT		
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	
114" TOTAL DBH REQUIRED FOR REPLACEMENT		
SEE SHT. T-1.1-1.5 FOR TREE INVENTORY PLAN AND EXISTING TREE LIST		

KEY:



G = GREENBELT TREE
 S = INTERNAL ROAD TREES
 R = REPLACEMENT TREE

NOTE: TREES SHALL BE PLACED AT A MINIMUM OF 5' AWAY FROM UTILITY LEADS.

PEA GROUP
 t: 844.813.2949
 www.peagroup.com

C:\Users\jcamperson\Desktop\SEALS\JLM SEAL.jpg



0 20 40 80
 SCALE: 1" = 40'



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



50216 SCHOENHERR
 SHELBY TOWNSHIP, MI 48315

PROJECT TITLE

TOWN HAVEN
 TROY, MICHIGAN

REVISIONS

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	

ORIGINAL ISSUE DATE:

AUGUST 1, 2024

DRAWING TITLE

LANDSCAPE PLAN

PEA JOB NO. 16-0283

P.M. JBT

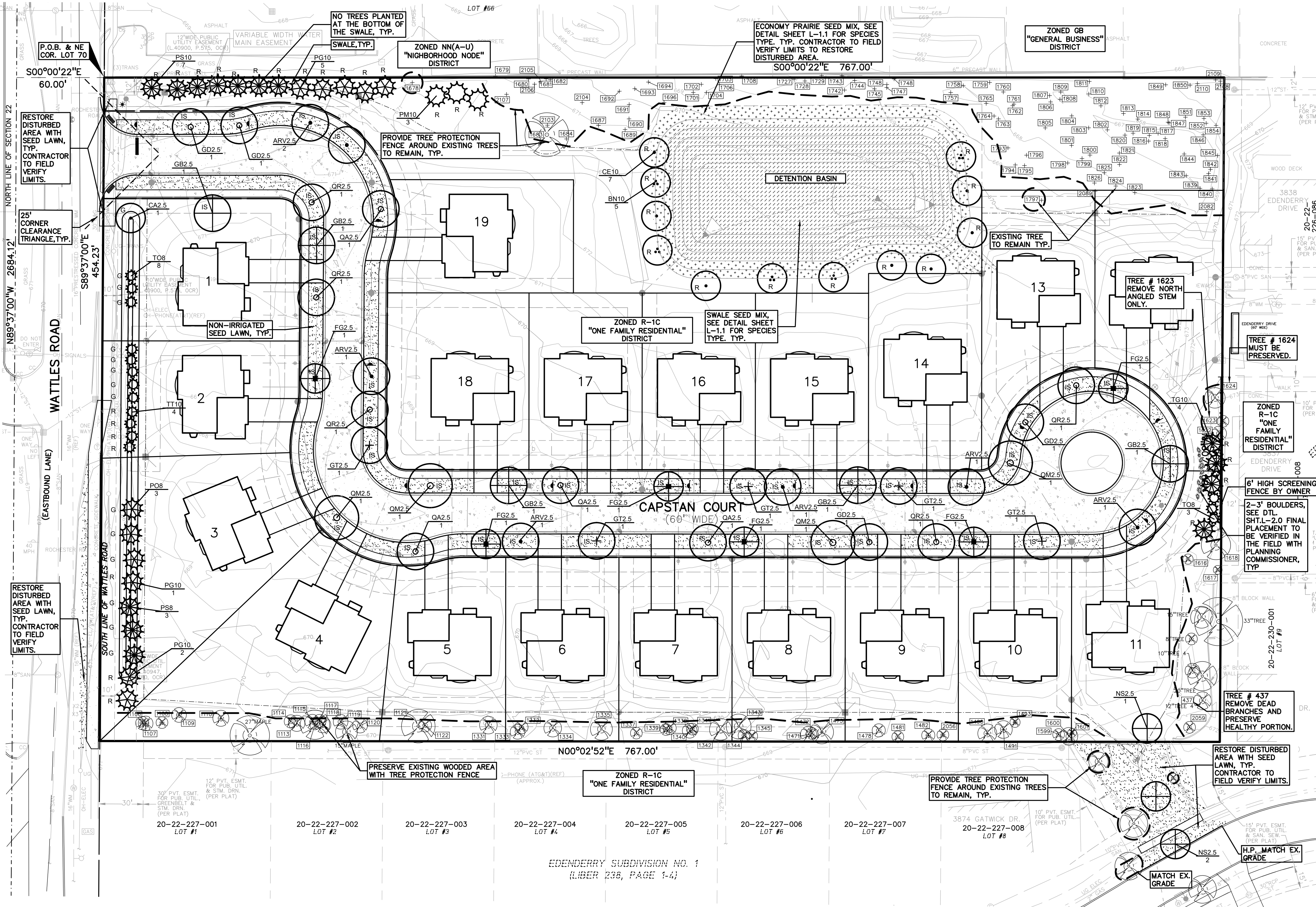
DN. CAL

DES. LW

DRAWING NUMBER:

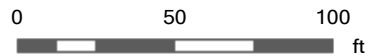
L-1.0

CITY OF TROY JOB NO.: 24.916.3



GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- ALL PLANT MATERIAL TO BE PREMIUM GRADE NURSERY STOCK AND SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARD FOR NURSERY STOCK. ALL LANDSCAPE MATERIAL SHALL BE NORTHERN GROWN, NO. 1, GRADE.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES; HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.
- FOR NON-LAWN SEED MIX AREAS, AS NOTED ON PLAN, BRUSH MOW ONCE SEASONALLY FOR INVASIVE SPECIES CONTROL.
- CONTRACTOR SHALL NOT INSTALL PLANTS UNDER BUILDING OVERHANG AND SHALL NOTIFY LANDSCAPE ARCHITECT IF DRAWINGS CONFLICT WITH BUILDING OVERHANGS.
- TREES SHALL NOT CONFLICT/ BLOCK PROPOSED REGULATORY/ DIRECTION SIGNAGE, MONUMENT SIGNS, ADDRESS OR LIGHT POLES. SHIFT TREES AS NECESSARY TYP.



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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

E.2.

Date: July 23, 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: PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 259) – Detached Accessory Buildings (Introduced by: Brent Savidant, Community Development Director)

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.

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).

Suggested Resolution:

RESOLVED, That Articles 7 and 14 of Chapter 39 of the Code of the City of Troy, which includes provisions related to accessory nonconforming buildings and nonconforming structures, respectfully, be **AMENDED** to read as written in the proposed Zoning Ordinance Text Amendment (ZOTA 259), City Council Public Hearing Draft, as recommended by the Planning Commission.

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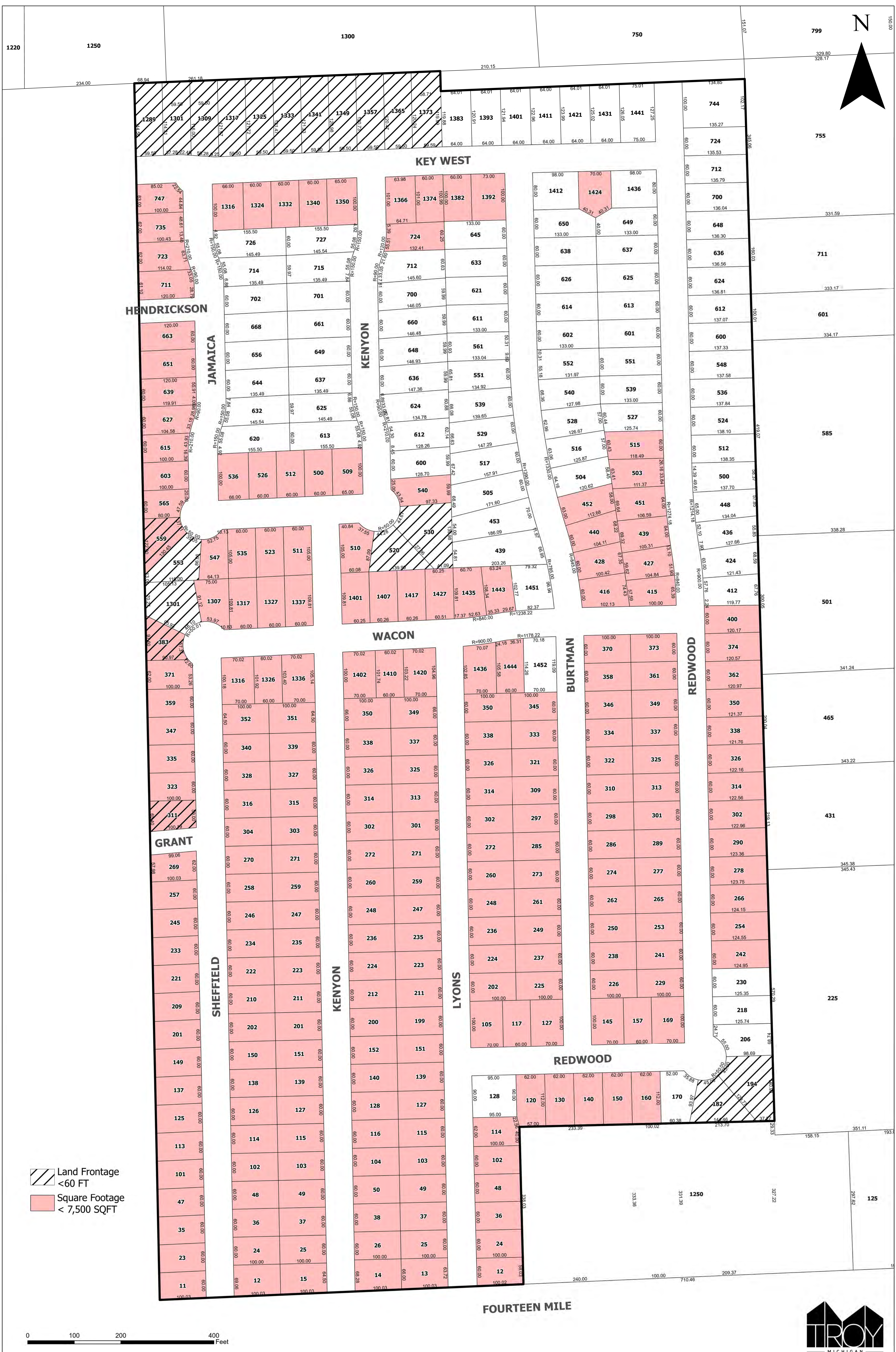
garage setback requirements for this neighborhood. To benefit the homeowners in this area, the Board suggests an overlay district to allow the homeowners to rebuild or replace an existing garage, within existing building footprint, with a setback less than 6 feet.

*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

I.4.

Date: July 23, 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
Joshua Jones, Chief of Police
Nathan Gobler, Police Captain
Jason Clark, Police Lieutenant
Patrick Flood, Police Sergeant
Carlo Pizzorni, Police Detective
Emily Frontera, Purchasing Manager
Roland Gungab, Budget Analyst – Troy Police

Subject: Bid Waiver - GrayKey Forensic Software, Troy Police Department (Introduced by: Joshua Jones, Chief of Police)

History

The Troy Police Department has been conducting cell phone forensic examinations since approximately 2006. At that time, most mobile devices offered only basic functions and were primarily used for voice calls and text messaging. Beginning around 2014, most smartphones adopted full-disk encryption, significantly increasing the importance of obtaining passcode information. Without the passcode, investigators are often limited to little or no accessible data on the device. At this time, GrayKey has the ability to obtain data from a password-protected device that would otherwise be inaccessible. GrayKey software is a specialized forensic access tool designed to assist law enforcement in obtaining data from Apple iOS and Android devices. GrayKey remains the only tool capable of accessing data on the most current iOS versions, while competing solutions typically lag several software generations behind.

As technology has advanced, modern smartphones now store extensive amounts of information such as years of messages, photographs, location history, and application data, making smartphones one of the most valuable sources of evidence in criminal investigations. This information has led to, among other instances, locating stolen property, identifying possible murder suspects, and solving numerous other criminal acts.

At this time, only two detectives within the Troy Police Department Criminal Information Unit are trained in mobile device forensics. Since January 2025, they have conducted more than 300 forensic examinations. Over 200 of those required assistance from partner agencies, including the United States Secret Service, Oakland County Sheriff's Office, Bloomfield Township Police Department, and Royal Oak Police Department which have access to GrayKey. Due to high demand, these examinations must be scheduled around the availability

of outside forensic examiners resulting in significant delays which may hinder investigations as well as delay solving cases.

Purchasing

- *Magnet Forensics, LLC of Atlanta, GA* is the sole exclusive distributor of GrayKey.
- The pricing has been secured for the purchase of GrayKey in the amount of \$44,627.30 as detailed in the attached quote obtained from Magnet Forensics.
- Based on market research, the testing and evaluation of the product and the feedback from agencies currently using GrayKey, Police Department staff firmly believe this is the most efficient and effective system to meeting the City of Troy Police Department needs.

Financial

Funds are budgeted in the Police Department Drug Forfeiture Fund for the 2027 fiscal year.

Recommendation

City Management recommends, in the best interest of the City, waiving the bid process and awarding a one-year contract to *Magnet Forensics, LLC of Atlanta, GA* for the purchase of the GrayKey software and support as detailed in the attached quote for the total cost of \$44,627.30.

Suggested Resolution:

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract for GrayKey forensic software and support to *Magnet Forensics, LLC of Atlanta, GA* for an estimated total amount of \$44,627.30 as per the quote dated July 22, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.



January 5, 2026

To Whom it May Concern,

RE: SOLE MANUFACTURER LETTER

This letter is to confirm that Magnet Forensics, LLC, together with its affiliated companies are the sole manufacturer of the following products:

- MAGNET ATLAS
- MAGNET AXIOM
- MAGNET AXIOM CYBER
- MAGNET REVIEW
- MAGNET REVIEW SaaS
- MAGNET OUTRIDER
- MAGNET AUTOMATE
- MAGNET IGNITE
- MAGNET SHIELD
- MAGNET WITNESS
- MAGNET GRAYKEY
- MAGNET GRAYKEY FASTRAK
- MAGNET GRAYKEY PRESERVE
- MAGNET VERAKEY
- MAGNET ARTIFACT IQ
- MAGNET DVR EXAMINER
- MAGNET GRIFFEYE
- MAGNET NEXUS
- MAGNET ONE
- MAGNET VERIFY

Should you require any additional information regarding our company products and services, please do not hesitate to contact your sales representative directly or by email at sales@magnetforensics.com.

Sincerely,
DocuSigned by:

Peter Vreeswyk

000C1D460BF34DB...

Peter Vreeswyk
CFO
Magnet Forensics, LLC

Address:
Magnet Forensics, LLC
931 Monroe Drive NE
Suite A102-340
Atlanta, Georgia 30308
United States

Phone: 519-342-0195

Quote #: Q-423303-1
Issue Date: 22 Jul, 2026
Expires On: 28 Aug, 2026

Bill To

Carlo Pizzorni
Troy Police Department (MI)
500 W Big Beaver Rd
Troy, Michigan 48084
United States
2489284497
carlo.pizzorni@troymi.gov

Ship To

Carlo Pizzorni
Troy Police Department (MI)
500 W Big Beaver Rd
Troy, Michigan 48084
United States
2489284497
carlo.pizzorni@troymi.gov

End User

Carlo Pizzorni
Troy Police Department (MI)
500 W Big Beaver Rd
Troy Michigan 48084
United States
2489284497
carlo.pizzorni@troymi.gov

PREPARED BY	PHONE	EMAIL	PAYMENT TERM
John Bigler	551-574-5607	john.bigler@magnetforensics.com	Net 30

ITEM #	PRODUCT NAME	SMS DATES	UNIT LIST PRICE *	UNIT SELLING PRICE	QTY	EXTENDED PRICE
GKL-ONF-AD	GrayKey License - Advanced Unlimited Consent and BFU Extractions. 125 AFU, Instant Unlock or Brute Force Advanced actions Action Credits Included: 125 Excursion Credits Included: 2	1 Jul, 2026 to 30 Jun, 2027	USD 37,370.00	USD 33,633.00	1	USD 33,633.00
GKL-GKP	GrayKey License - Preserve	1 Jul, 2026 to 30 Jun, 2027	Included	USD 0.00	1	USD 0.00
GKP101	GrayKey Preserve Unit		Included	USD 0.00	1	USD 0.00
GK101	Magnet GrayKey Unit		USD 635.00	USD 635.00	1	USD 635.00
SH	Shipping & Handling		USD 85.00	USD 51.00	2	USD 102.00
3TV004	Magnet Training Voucher Notes: 4 Day Course		USD 3,799.00	USD 3,419.10	3	USD 10,257.30

* SMS Unit Price based on a 12 Month Term

Total List Price	USD 49,515.33
Discount	USD 4,888.03
Sub-Total	USD 44,627.30
Taxes	USD 0.00
Grand Total	USD 44,627.30

Prices subject to change upon quote expiry. Accurate sales tax will be calculated at the time of invoicing when applicable. If your company is tax exempt, please provide appropriate support with your signed quote. Hardware may be subject to additional fees related to delivery, import and export.

Terms & Conditions

Unless you have an existing written agreement with Magnet Forensics for the products and/or services listed in this quotation, by: (a) signing below, (b) submitting an Order to Magnet Forensics referencing this quotation, or (c) making payment for the products and/or related services listed in this quotation, you agree to the terms and conditions at <http://magnetforensics.com/legal/> applicable to such products and/or services listed in this quotation to the exclusion of any differing or additional terms which may be found on your purchase order or similar document. By signing, you certify that you have the authority to bind your organization.

Magnet Forensics may adjust the software term start and/or end date, without increasing the total software license price, based on the date Magnet Forensics activates the software and provided that the total software license term length does not change.

Signature: _____

Date: ____/____/____

Name (Print): _____

Title: _____

Please sign and email to John Bigler at john.bigler@magnetforensics.com



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 - July 13, 2026

ATTACHMENT(S):

20260713

Pastor Debbie Stottele from Troy Church of the Nazarene 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, July 13, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:34 PM.

B. ROLL CALL:

- a) Mayor Ethan Baker
Annalisa Bluhm
Theresa Brooks
Rebecca A. Chamberlain
Hirak Chanda
Mark Gunn
David Hamilton - Absent
- b) Excuse Absent Council Members:

Resolution #2026-07-103
Moved by Baker
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Regular City Council Meeting of July 13, 2026, due to being out of the county.

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

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:
- 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 - None; b) City Council Nominations - Zoning Board of Appeals
 - a) Mayoral Nominations: None
 - b) City Council Nominations:

Resolution #2026-07-104
Moved by Chanda
Seconded by Bluhm

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:

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

Nominations to the Zoning Board of Appeals:

Term Expires: 4/30/2027	Sande Frisen
	Term currently held by: Vacant - Thomas Desmond resigned 5/15/2026

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

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)**

Resolution #2026-07-105
 Moved by Chanda
 Seconded by Gunn

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

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

Resolution #2026-07-106-J-1a
Moved by Chamberlain
Seconded by Chanda

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

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

MOTION CARRIED / FAILED

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

J.2. Approval of City Council Minutes

Resolution #2026-07-106-J-2

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

Resolution #2026-07-106-J-4a

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)

Resolution #2026-07-106-J-4b

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

Resolution #2026-07-106-J-5

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

Resolution #2026-07-106-J-6

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:

Dale Murrish	Spoke about bicycle routes.
Nathan Miller	Spoke about new business in Troy, Victors Aviation Flight Academy, and said they are having an open house on Saturday, August 22 nd from 10am to 1pm

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

Council Member Chamberlain thanked Mr. Miller for promoting his new business.

Council Member Chamberlain thanked Mr. Murrish for his comments on bicycle routes and commented on the established bicycle routes in Troy and who has the authority regarding changes to those bicycle routes.

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. Council Comments

Council Member Brooks commented that while speaking with residents in the community recently, residents have raised concerns with the topic of data centers. She commented that while Troy is built out, she said it is important to be proactive and have discussions regarding this issue.

Council Member Chamberlain added that that data centers have not been primarily discussed in Troy due to Troy being 98% built out, high land costs, and a solid Master Plan that values mixed-use and housing development. She said the MML has a resource on data centers on their webpage.

Council Member Chamberlain commented on the continued America 250 celebrations in Troy. She thanked Mayor Baker for reading the Declaration of Independence and Jen Peters for the partnership with the Troy Historical Village and the Troy Community Foundation.

Council Member Chamberlain said she attended the Big Bash and Touch-a-Truck event and thanked everyone who planned the event. She commented on the concept of having a Touch-a-Budget event as an opportunity to explain costs and capital needs and also engage with the community.

Council Member Gunn said he is glad to start the discussion on data centers and raised concerns about the electric usage and water consumption.

Council Member Bluhm expanded on the Touch-a-Budget idea and said that DPW provides cost information for the Community Academy attendees and would like to see that information provided at the Touch-a-Truck event.

Council Member Bluhm said she is proud of the America 250 events in Troy and that it is an all-year celebration. She spoke of her personal experience of pursuing and living the American Dream.

Mayor Pro Tem Chanda commented on America 250 events, the Mayor reading the Declaration of Independence, and said it is an honor to be a first generation American who moved to the United States many years ago and became a naturalized citizen.

Mayor Pro Tem Chanda said he attended the Touch-a-Truck event and was amazed to see all the different types of equipment in Troy. He also supports the Touch-a-Budget event as a way to provide information to the residents so they can see how their tax dollars are spent.

Mayor Baker commented that reading the Declaration of Independence was an organized effort throughout the country to read it in a synchronous manner on July 8th at 6:00 PM when it was first publicly read back in 1776. He thanked Jen Peters from the Troy Historic Village for her role in planning the event. He said there will be more America 250 events with the Troy Community Foundation as well as a mass tree planting in the fall.

Mayor Baker commented on the discussion of data centers and the negative impacts on communities. He requested information from City administration on the zoning regulations and what can be controlled at the local level pertaining to data centers.

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

The Meeting **ADJOURNED** at 8:09 PM.

Mayor Ethan Baker

Cheryl A. Stewart, CMC, MiPMC2
Deputy City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.a.

Date: July 23, 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
Kurt Boviensiep, Public Works Director
Emily Frontera, Purchasing Manager
Jason Schmidt, Water & Sewer Operations Manager

Subject: Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds - Oakland County Cooperative Purchasing Contract -MIU's (Metering Interface Units)

History

- The City of Troy implemented wireless reading devices in 2004. Before 2004, Water Division staff had to physically access a reading device from the outside of the building to obtain a meter reading
- The Metering Interface Unit (MIU) allows remote reading of the water meters via meter reading devices by transmitting the data to a fixed network when staff are driving through the area, improving meter reading efficiency.
- The service life of a (MIU) is 20 years, which means many of the MIU's that were installed during the initial roll-out are reaching the end of their expected service life.
- The replacement of the MIU's that have reached their service life of 20 years will be completed by the Water Division within two years.
- Residents will not have to be home for the replacement of the exterior MIU's. All work will be completed in-house by the Water Division staff.
- Replacement of the expiring MIU's will allow city staff to continue to obtain accurate meter readings remotely.

Purchasing

Pricing for the purchase of the Metering Interface Units (MIU's) through Ferguson Waterworks of Warren, MI, per the Oakland County Cooperative Purchasing Contract #CON00011233 as detailed in the attached proposal dated July 9, 2026.

City Council authorized participation in the Oakland County Cooperative Purchasing Programs on November 17, 2025 (Resolution #2025-11-148-J-5).

Financial

Funds are budgeted and available in the Water Division Capital Fund for fiscal year 2027.

Expenditures will be charged to account number 591.537.555.978.010 and associated Project Number 2027C0075.

Recommendation

City Management recommends granting the authority to expend budgeted Water Division Capital funds to purchase MIU's from Ferguson Waterworks of Warren, MI, for an estimated cost of \$550,000 as per the Oakland County Extended Purchasing Cooperative Contract # CON00011233; not to exceed budgetary limitations.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to *Ferguson Waterworks, of Warren, MI*, for the purchase of MIU'S (Metering Interface Units) for a total estimated cost of \$550,000, as detailed in the attached quote as per the Oakland County Cooperative Purchasing Contract #CON00011233, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.



FERGUSON WATERWORKS #2053
3900 44TH ST SE
KENTWOOD, MI 49512-3942

Phone: 616-803-7521
Fax: 616-554-7728

Deliver To:
From: Steven Berra
steven.berra@ferguson.com
Comments:

17:09:41 JUL 09 2026

Page 1 of 1

FERGUSON ENTERPRISES LLC #3386

Price Quotation
Phone: 616-803-7521
Fax: 616-554-7728

Bid No: B117847
Bid Date: 07/09/26
Quoted By: SLB

Cust Phone: 248-524-3411
Terms: NET 10TH PROX

Customer: CITY OF TROY
4695 ROCHESTER RD
METER ACCOUNT
TROY, MI 48085

Ship To: CITY OF TROY
4695 ROCHESTER RD
METER ACCOUNT
TROY, MI 48085

Cust PO#: 60 DAY PRICE LOCK

Job Name: QUOTE NEPTUNE R900

Item	Description	Quantity	Net Price	UM	Total
N13341200	R900 V4 WALL MIU	5620	97.750	EA	549355.00

Net Total: \$549355.00
Tax: \$0.00
Freight: \$0.00
Total: \$549355.00

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

Due to the uncertain impact of potential tariffs, Ferguson's quotation/proposal has not included any provision or contingency for future tariffs or increase of existing tariffs. Ferguson reserves the right to adjust prices to reflect the impact of any new or increased tariffs that affect our costs at the time of shipment. Ferguson will provide notice of any such adjustments along with documentation supporting the changes.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE/VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.



HOW ARE WE DOING? WE WANT YOUR FEEDBACK!

Scan the QR code or use the link below to
complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=3386&on=6969>

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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.b.

Date: July 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
Emily Frontera, Purchasing Manager
Dennis Trantham, Deputy Public Works Director

Subject: Standard Purchasing Resolution 2: Award to Low Bidders Meeting
Specifications – Overhead Door Preventative Maintenance, Repair and
Replacement

History

The Facilities and Grounds Division of the Department of Public Works is responsible for maintaining and repairing 143 overhead doors throughout the City. Many of these doors support essential municipal services, secure City facilities and equipment, and ensure reliable access for daily operations. Other doors are located within parks and recreational facilities and support seasonal programming, maintenance activities, and public use. Routine preventive maintenance and timely repairs are essential in prolonging the service life of these assets, minimizing unexpected failures, reducing costly emergency repairs, and ensuring that City operations remain safe, secure, and uninterrupted.

Purchasing

On June 25, 2026, a bid opening was conducted as required by the City Charter/Code for one (1) year requirements of Overhead Door Inspection, Testing, Preventative Maintenance and Repairs with the option to renew for 2 additional years. The bid was posted on the MITN Purchasing Group website, www.bidnetdirect.com/city-of-troy-mi. Two hundred forty (240) vendors were notified via the MITN website. Four (4) bid responses were received. Below is a detailed summary of potential vendors for this bid opportunity.

Companies notified via MITN	240
Troy Companies notified via MITN	14
Troy Companies- Active email notification	13
Troy Companies- Active Free	1
Companies that viewed the bid	14
Troy Companies that viewed the bid	1

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.

Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City.

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City. **Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

The bid proposals were reviewed and analyzed by item. Based on the bid results, it is recommended, in the best interest of the City, to award contracts to the low bidders meeting specifications by proposal item and to not award a primary or secondary contractor. Proposal A: Overhead Door Preventative Maintenance Inspection performed 1 to 3 times annually is being awarded to *Allied Building Service of Detroit, MI* and Proposal B: Hourly Rates and Materials for Service Calls and Emergency Services is being awarded to *Michigan Independent Door of Troy, MI* at unit prices contained in the bid tabulation opened June 25, 2026.

Financial

Funds for these services have been budgeted and are available within the operating budgets of the various departments.

Recommendation

City Management recommends awarding a one (1) year contract with two (2) one-year renewal options for Proposal A: Overhead Door Preventative Maintenance Inspection to *Allied Building Service Company of Detroit, MI* at unit prices contained in the bid tabulation opened June 25, 2026; not to exceed budgetary limitations; contract to expire June 30, 2029.

City Management also recommends awarding a one (1) year contract with two (2) one-year renewal options for Proposal B: Overhead Door Hourly Service Rates and Material Prices to *Michigan Independent Door of Troy, MI* at unit prices contained in the bid tabulation opened June 25, 2026; not to exceed budgetary limitations; contract to expire June 30, 2029.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal A: Overhead Door Preventative Maintenance Inspection to Allied Building Service Company of Detroit, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with two (2) one-year renewal options for Proposal B: Overhead Door Hourly Service Rates and Material Pricing to Michigan Independent Door of Troy, MI, at unit prices contained in the bid tabulation opened June 25, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations; contract to expire June 30, 2029.

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

CITY OF TROY
BID TABULATION
OVERHEAD DOOR REPAIR & MAINTENANCE

			Michigan VENDOR NAME: Independent Door		Secure Door	Allied Building Service Company of Detroit LLC	JCL Doors & Windows LLC
			CITY: Troy, MI		Mt. Clemens, MI	Detroit, MI	Clio, MI
PROPOSAL: TO PROVIDE PREVENTATIVE MAINTENANCE, INSPECTION, TESTING, REPAIR AND NEW INSTALLATION/ REPLACEMENT OF OVERHEAD DOORS AND ASSOCIATED SYSTEMS							
PROPOSAL A: OVERHEAD DOOR PREVENTATIVE MAINTENANCE INSPECTION 1-3 TIMES ANNUALLY							
Loc #	Location	Manual Roll-up Doors (I= Indoor)	Motorized Overhead Doors (I= Indoor)	Preventative Maintenance Fee (Fee shall include all labor and trip charges)			
				Location Total	Location Total	Location Total	Location Total
1.	City Hall 500 W Big Beaver	1 ea – Planning (I) 1 ea – Treasurer (I)	1 ea – Treasurer Gate (I) 1 ea – Clerk (I) 1 ea – West Storage		\$495.00	\$210.00	\$539.00
2.	Police Department 500 W Big Beaver	1 ea – Armory (I)	2 ea – Garage 2 ea – Inside Garage 1 ea – Sally Port		\$594.00	\$255.00	\$660.00
3.	District Court 52-4 520 W Big Beaver		1 ea – Sally Port (I) 1 ea – Restroom Gate 1 ea – Main Ent Gate		\$297.00	\$135.00	\$308.00
4.	Aquatic Center 3425 Civic Center	1 ea – Rock Building 2 ea – Main Locker Room Entrances			\$297.00	\$135.00	\$308.00
5.	Community Center 3179 Livernois	1 ea – Senior Office (I)	1 ea – Loading Dock		\$198.00	\$90.00	\$209.00
6.	DPW Complex 4693 Rochester	2 ea – Parks Garage East Side	14 ea – Main Building 4 ea – Storage 12 ea – Fleet/Water 12 ea – Streets CS 2 ea – Parks Garage 2 ea – Parks Storage 1 ea – Facilities Shed		\$4,851.00	\$2,375.00	\$3,674.00
7.	Fire Storage (DPW) 4703 Rochester		3 ea - Overhead Bay		\$297.00	\$145.00	\$330.00
8.	Fire Station 1 1019 E Big Beaver		6 ea – Overhead Bay		\$594.00	\$290.00	\$660.00
9.	Fire Station 2 5600 Livernois		6 ea – Overhead Bay		\$594.00	\$290.00	\$660.00
10.	Fire Station 3 2400 W Big Beaver		8 ea – Overhead Bay		\$792.00	\$385.00	\$880.00
11.	Fire Station 4 2117 E Maple		6 ea – Overhead Bay	\$350.00	\$594.00	\$290.00	\$660.00
12.	Fire Station 5 6399 John R		6 ea – Overhead Bay	\$350.00	\$594.00	\$290.00	\$660.00
13.	Fire Station 6 5901 Coolidge		4 ea – Overhead Bay	\$250.00	\$396.00	\$195.00	\$440.00
14.	Fire Police Training 4850 John R		2 ea – Overhead Bay	\$150.00	\$198.00	\$780 W/Lift Rental	\$220.00
15.	Nature Center 6685 Coolidge		1 ea – Sugar Shed	\$100.00	\$99.00	\$85.00	\$110.00
16.	Boulan Park 3671 Crooks	2 ea – Restroom (N/S)		\$150.00	\$198.00	\$90.00	\$198.00
17.	Brinston Park 2262 Brinston	1ea – Restroom		\$100.00	\$99.00	\$65.00	\$99.00
18.	Don Flynn Park 1710 E South Blvd	1 ea – Cart Storage 1 ea – Concession		\$150.00	\$198.00	\$90.00	\$209.00
19.	Firefighters Park 1800 W Square Lake	1 ea – Cart Storage 1 ea – Concession		\$150.00	\$198.00	\$90.00	\$209.00
20.	Jaycee Park 1755 E Long Lake	1ea – Restroom S		\$100.00	\$99.00	\$65.00	\$99.00
21.	Pavilion/Rink 241 Town Center		1 ea – Zamboni	\$100.00	\$99.00	\$85.00	\$99.00
22.	Raintree Park 3775 John R	1ea – Restroom		\$100.00	\$99.00	\$65.00	\$99.00
23.	Sylvan Glen Lake Park 5501 Rochester		1 ea – Restroom	\$100.00	\$99.00	\$65.00	\$99.00

CITY OF TROY
BID TABULATION
OVERHEAD DOOR REPAIR & MAINTENANCE

ITB-COT 26-13
Page 2 of 2

Michigan VENDOR NAME: Independent Door	Secure Door	Allied Building Service Company of Detroit LLC	JCL Doors & Windows LLC
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PROPOSAL A: OVERHEAD DOOR PREVENTATIVE MAINTENANCE INSPECTION 1-3 TIMES ANNUALLY (CONT'D)

Loc #	Location	Manual Roll-up Doors (I= Indoor)	Motorized Overhead Doors (I= Indoor)	Preventative Maintenance Fee (Fee shall include all labor and trip charges)			
				Location Total	Location Total	Location Total	Location Total
24.	Sanctuary Lake Golf Course 1450 E South Blvd	8 ea – Cart Building	3 ea – Maintenance 1 ea – Maintenance (I)	\$650.00	\$1,188.00	\$540.00	\$1,232.00
25.	Sylvan Glen Golf Course 5725 Rochester	1ea – Pro Shop 2 ea – Storage Barn	3 ea – Maintenance	\$350.00	\$594.00	\$270.00	\$649.00
26.	Future Location – Manual/Roll-up	1 each		\$100.00	\$99.00	\$85.00	\$110.00
27.	Future Location – Motorized		1 each	\$100.00	\$99.00	\$85.00	\$110.00
ESTIMATED TOTAL PROPOSAL A (1 INSPECTION ANNUALLY):				\$3,350.00	\$13,959.00	\$7,545.00	\$13,530.00

PROPOSAL B: HOURLY RATES AND MATERIAL PRICES

Service Calls:				
Labor Rate (per hour)	\$100.00	\$220 (Two Tech Crew)	\$120.00	\$250.00
Trip Charge (each)	\$50.00	\$60.00	\$95.00	\$150.00
Emergency Service Calls:				
Labor Rate (per hour)	\$100.00	\$330 (3 Hr Minimum)	\$180.00	\$250.00
Trip Charge (each)	\$50.00	\$60.00	\$95.00	\$150.00
After Hours/Weekend Service Calls:				
Labor Rate (per hour)	\$150.00	\$330 (3 Hr Minimum)	\$180 Port to Port	\$250.00
Trip Charge (each)	\$75.00	\$60.00	\$95.00	\$150.00

Parts/Materials: % Over Actual Dealer Cost:		40%	15%	20%	35%
Parts/Materials Parts List Provided:	Y/N	N	N Not Avail. Due to volatile market increase.	Y	Y
Additional Charges:		Y Equipment charge of \$150.00 if needed for our Hi-Lo or scissors-lift	N Only if specific lifting equipment is required. That would be noted/quoted as needed.	Y Lift equipment, or rentals will be quoted on an as needed basis, depending on the scope of quoted work.	N
Attended Site Expection:	Y/N	Y	N	Y	N
Contact Information Provided:	Y/N	Y	Y	Y	Y
References:	Y/N	Y	Y	Y	Y
Insurance:	Y/N	Y	Y	Y	Y
% Increase Per Year:	Y/N	4%	5%	5%	5%
Payment Terms:	Y/N	Net 30 Days	Net 30	Net 30	Net 30
Exceptions:	Y/N	N	N	N	N
Acknowledgement:	Y/N	Y	Y	Y	Y
Addendum:	Y/N	N	Y	N	Y
Forms:	Y/N	Y	Y	Y	Y

ATTEST:

(*Bid Opening conducted via a Zoom Meeting)

Joe Largarde
Nellie Bert
Andrew Chambliss
Stephanie Kerr

Emily Frontera
Purchasing Manager



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.c.

Date: July 23, 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
Alex Bellak, Director of Information Technology
Joshua Jones, Chief of Police
David Quaiatto, Police Captain
Frank Shuler, Police Lieutenant
Matthew Heasley, Troy Police IT Security Specialist
Emily Frontera, Purchasing Manager
Roland Gungab, Budget Analyst – Troy Police

Subject: Standard Purchasing Resolution 4: Cooperative Purchase – Security Camera Server and Data Storage Replacement – Troy Police Department

History

On November 12, 2018, Troy City Council approved the purchase of a Storage Area Network (SAN) system that provided 480TB of data storage for the Troy Police Department (Resolution #2018-11-171-J-4b). This storage is used to house officer crime files, in-car videos, City of Troy street maps, the City of Troy Code and Charter, Police Department General Orders and Rules and Regulations, and many other pieces of information that the officers need and use on a daily basis, including audio/video footage.

On July 27, 2020, Troy City Council approved the purchase of additional storage equipment for the Police Department (Resolution #2020-07-105-J-4a). The three Nexsan storage devices are maintained by the Troy Police Department Research and Technology Section to accommodate the increased use of retaining video and audio footage, crime files, maps, and other information used by officers on a daily basis.

On February 28, 2022, Troy City Council approved the purchase of an additional server and a master workstation within the Troy Police Communication Center (Resolution #2022-02-037-J-4c). This equipment provides redundancy in the case of server failure. Furthermore, this equipment is integral to the Pelco VideoXpert camera system used for CCTV security cameras.

These servers and corresponding storage equipment are at the end of life. The proposed project is a replacement as well as an upgrade of the existing camera system hosted by the Police Department. Additionally, Pelco VideoXpert will soon be discontinued and the provider *Wadsworth Solutions of Perrysburg, OH* has a direct replacement software called

Unity by Avigilon. This requires the Police Department to replace all of the current, out-of-date equipment, which includes two (2) CCTV-based host servers with built-in 500TB SAN storage and two (2) workstations used in the Communication Center. Our current camera licenses will carry over into the new Unity system.

The project is estimated to be completed by December 2026.

Purchasing

Pricing to furnish and install the security camera server, software and data storage equipment has been secured from *Wadsworth Solutions of Perrysburg, OH* for an estimated cost of \$341,296.00 through the Omnia Partners Cooperative Contract #R220703 as detailed in Proposal JJ26-112 dated July 6, 2026. Authorization to use Cooperative Purchasing Programs for the purchase of goods and services was approved by City Council on November 17, 2025 (Resolution #2025-11-148-J-5).

Financial

Funds are budgeted in the Police Department Administration Capital Fund under Project Number 2027C0013 for the 2027 fiscal year in the amount of \$350,000.00. Expenditures will be charged to account number 401.301.11.305.978.010.

Recommendation

Recommendation City Management recommends awarding a contract to *Wadsworth Solutions, of Perrysburg, OH* for the purchase and installation of the security camera server, software and data storage equipment for an estimated cost of \$341,296.00 as detailed in the attached proposal and per the OMNIA Partners Contract #R220703; not to exceed budgetary limitations.

Suggested Resolution:

RESOLVED, That in the best interest of the City, Troy City Council hereby **AWARDS** a contract for the purchase and installation of the security camera server, software and data storage equipment to *Wadsworth Solutions, of Perrysburg, OH* for an estimated amount of \$341,296.00 as per the proposal and per the OMNIA Partners Purchasing Cooperative Contract #R220703, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

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

PROPOSAL

Troy PD – (2) Avigilon NVR's 360TB Installation Upgrade

Quote: JJ26-112

Date: 7-6-2026

To: City of Troy PD

Attention: Matthew Heasley



All quotations are for acceptance within 15 days. Contracts are not binding until this company has approved buyer's credit. **Unless shown, prices quoted do not include federal or state sales taxes**

Cleveland

7851 Freeway Circle
Middleburg Heights, OH 44130
(216) 391-7263

Columbus

9022 Cotter Street
Lewis Center, OH 43035
(380) 390-0260

Toledo

1500 Michael Owens Way
Perrysburg, OH 43551
(419) 861-8181

Youngstown

909 Sahara Trail, Unit C
Boardman, OH 44514
(234) 201-8820

Scope of Work:

WS will replace the existing video storage infrastructure with **(2)** new Avigilon NVR's with 360TB of storage that contains all capable analytics.

Avigilon AI NVR 2 Premium Plus network video recorder **360 TB** of usable storage capacity

Key Specifications

- **Storage:** 360 TB usable storage, utilizing a **RAID 60** configuration with hot-swappable NLSAS drives.
- **Form Factor:** 2U rack-mount chassis.
- **Analytics Support:** Features high-performance server-side analytics, including:
 - **Avigilon Appearance Search:** Advanced deep learning search engine for people and vehicles.
 - **LPR Performance Mode:** Optimized for License Plate Recognition when enabled.
 - **Visible Firearm Detection:** Detects handguns and long guns (requires additional licensing).
 - **Unusual Activity Detection (UAD):** Automatically alerts to atypical, learned behaviors.
- **Software:** Comes pre-configured with **Avigilon Unity Video** (formerly ACC) software.
- **Power & Connectivity:**
 - **Power Supplies:** Dual (1+1) **1400 W redundant** power supplies.
 - **Networking:** Supports 10-GbE networking
- **Warranty:** Includes a 5-year "Form H" mission-critical warranty with 4-hour onsite parts delivery.

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WADSWORTH SOLUTIONS

Providing Solutions for Secure, Energy Efficient Environments

Workstations

Avigilon Remote Monitoring Workstation designed for high-resolution video surveillance monitoring.

Key Specifications

- **Monitor Support:** Supports up to **4 monitors**.
- **Processor:** Intel Core i5 (12th Generation).
- **Memory:** 32 GB DDR4 RAM.
- **Graphics:** NVIDIA T1000 (8GB).
- **Storage:** 256 GB SSD (Standard for the OS and client software).
- **Operating System:** Microsoft Windows 10 IoT Enterprise LTSC (2021).
- **Network:** Dual 1 Gigabit Ethernet RJ-45 ports.
- **Form Factor:** Small Form Factor (SFF) designed to reduce hardware footprint in space-constrained areas.

This includes all labor, programming, and training in the new software.

Total amount for equipment and services listed above\$341,296.00

Submitted By,

Jake Jacubec
ACCOUNT MANAGER
Cell: (614) 623-7528
Email: jjacubec@wadsworthlsc.com

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WADSWORTH SOLUTIONS

Providing Solutions for Secure, Energy Efficient Environments

CUSTOMER

Accepted By: _____

Date: _____

Name: _____

Title: _____

WADSWORTH SOLUTIONS

Approved By: _____

Date: _____

Name: _____

Title: _____

Notable Exclusions with Terms and Conditions:

- Unless annotated in this document, prices **do not** include local, state, or federal taxes.
- All work to be performed during regular business hours (7:30 a.m. to 4:30 p.m.) Monday through Friday. Shift work, holidays, and weekend work all at different rates.
- All proposals and quotations are for acceptance within 15 days of the date on this document. Pricing is subject to change subsequent of the 15 -day time period.
- Any services or equipment not listed in this document are not included.
- Manufacturer's warranty is applicable to equipment sold by Wadsworth Solutions.
- Warranty Labor is 30 days after completion of installation.
- That all equipment and components are in operable and maintainable order upon conception of this agreement. Any repairs required to put the system(s) back into reasonable operating condition will be the responsibility of the customer.
- Progress Billing: Wadsworth Solutions reserves the right to partial invoice clients as accumulated costs are accrued for projects.
- Payment Terms: Net 30-day payment on all invoices. After 60 days, interest shall be applied to outstanding invoices.
- Force Majeure: Wadsworth Solutions shall not be liable for any losses or damage due to acts of government, labor unrest, war conditions, terrorism, vandalism, floods, fire, storms, acts of God, strike lockout, dispute with workmen, commercial delays, spoilage, or any other cause beyond reasonable control. It is expressly agreed that Wadsworth Solutions assumes no liability for negligence, misuse or failure whatsoever other than performance of the services herein set forth.
- Lead Times: Currently, the Global Supply Chain is experiencing significant and unprecedented delays due to raw material shortages such as micro processing chips, precious metals, and steel. As a result, estimated product lead times and shipping dates can change without notice by associated manufacturers or brands. Our goal is to ensure delivery as promised and monitor all orders, making sure our customers' expectations are met.

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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: July 23, 2026

To: Honorable Mayor and Troy City Council Members

From: Lori Grigg Bluhm, City Attorney

Subject: Renewal of PROTEC Membership

PROTEC is the Michigan Coalition to Protect Public Rights-of-Way. This entity was formed 30 years ago by several Michigan communities who were interested in protecting municipal control over public rights of way and being proactive against the expansive reach of telecommunications providers. PROTEC is requesting that we annually renew our membership in the organization, of which Troy was an original member. The Michigan Municipal League serves as the fiscal agent for PROTEC, and the attached document includes a summary of its accomplishments and goals. PROTEC continues to keep its members informed of telecommunications developments at the state and federal level, and has also provided municipal support for small cell towers and other right of way encroachments. The cost for Troy's annual membership is \$14,185, which is budgeted in the City Attorney's outside consultant budget. City Administration recommends renewal of this annual membership.

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the annual renewal of the City's membership in PROTEC at the cost of \$14,185, payable from General Account Number 101.266.816.040, and **AUTHORIZES** the City Attorney to facilitate the membership renewal.

PROTEC

The Michigan Coalition to Protect Public Rights-of-Way

www.protec-mi.org

Mayor Maureen Miller Brosnan
City of Livonia

Mayor Kenson J. Siver
City of Southfield

Mayor Abdullah Hammoud
City of Dearborn

PROTEC Fiscal Agent: Michigan Municipal League

Mike Watza, General Counsel

May 22, 2026

Dear Friends, Colleagues, and Fellow Community Leaders,

For an amazing **30 years**, PROTEC has diligently worked on behalf of local community governments across Michigan to address a variety of rights-of-way issues facing our state, as detailed in PROTEC's 2026 **Annual Report**, available online at www.protec-mi.org.

For many of us here at PROTEC, who have been hip deep in the Legislative, Congressional, Administrative and Judicial trenches daily and, for many of you who have supported our efforts representing Local Community Control and Self Governance of our own Rights Of Way (ROW) through almost three decades, it has often seemed a very "Long and Winding Road". And it has been. But, it has also been very rewarding. We have helped make bad legislation at least a little better and occasionally, even terminated the worst. And too, our affirmative efforts have often proven successful, proving that the best defense is often a strong offense.

As we reflect back and look at the challenges we face today, we cannot help but realize how much we have accomplished with our partners and how much better off we all are because of this "community of communities". We have stood up daily to industry members like AT&T, Comcast, Charter, WOW, ITC, DTE, Consumers and others who are persistently seeking free and unregulated ROW and Public Property access. Often Out-manned, Out-spent and Out-politicked, we have endured and our communities are better off as a result.

PREEMPTION IS OUR GREATEST THREAT

Perhaps our greatest antagonist in the World of Law and Public Policy the last 30 years is the constant harp by industry and their State and Federal supporters seeking preemption of local community control of our Rights of Way and other public property. All in the name of expediting the installation of their own particular industry infrastructure in, on or over our public lands. Preemption of local interests lurks at the heart of virtually every law and every order we have fought going back to the 1996 Electric Transmission Line Certification Act <https://www.legislature.mi.gov/documents/mcl/pdf/mcl-Act-30-of-1995.pdf> . PA 30 voids all local zoning related to those 150 foot tall towers ITC is building across our state and right through the heart of so many of our communities. And that was just the beginning, as the transmission companies are not alone in their coveting of the property we hold in trust for our residents. The wireless

telecommunications industry has sought and obtained virtually free access to our ROW with their “Not So Small” Cell Towers which they plan to install on every street in every neighborhood across our entire state. Meanwhile, the telecommunications wireline industry paying their paltry nickel per foot ROW fee, have littered our ROW with their junction boxes serving as a growing menace to public safety and aesthetics. Aesthetics, which are so important to the vitality of our beautiful neighborhoods.

All this came about from thirty years of enabling statutes that have allowed these insults to local control. And these and other industries are not done. The recent solar fields legislation - 2032 PA 233, writes local government right out of our own backyards, fields and farms. Meanwhile, the multi-Billion Dollar Video Streaming industry seeks legislation to use our ROW without sharing community costs and without regulation of any kind. And this, just as these increasingly expensive video streamers are looking more and more like our traditional cable partners who DO pay a fair fee for ROW access and submit to rational local regulation.

Our local communities have suffered enough harm from these short-sighted, selfish, preemptive laws. It is time to say, “STOP”. Every industry wants immediate government approval of their particular “special” infrastructure. Setting aside long-standing local zoning, which local property owners have relied upon for development of their properties, must come to an end in order to protect what is left of our neighborhoods and communities. Communities WE Constitutionally designed and protected for Centuries.

THE TIME IS NOW. JOIN US

Reminders

- **PROTEC** meets monthly to discuss current issues, provides timely updates and lends assistance to communities facing immediate rights-of-way issues.
- **PROTEC** is active daily in monitoring, coalition building and promoting positive Rights-of-Way outcomes in the Courts, the FCC and Congress as well as the Michigan Legislature.
- **PROTEC** increased its social media presence on sites such as Facebook, Twitter and LinkedIn to keep members updated on rapidly changing telecommunication matters.

Our mission throughout Michigan is to coordinate actions that protect local community interests and inform municipal officials of significant developments in public rights-of-way management. PROTEC has taken a proactive approach to the many challenges faced by communities across the state. Now, more than ever, local governments must be diligent in protecting their interests in all rights-of-way issues.

Though we have made great strides in protecting our shared interests, it is crucial to remain committed to these efforts, to protect the gains that have been made, and to continue being a formidable voice in guarding our economic wellbeing.

PROTEC relies completely on its members and contributing communities for its sole support. Your contributions allow PROTEC to participate in judicial, legislative and administrative activities,

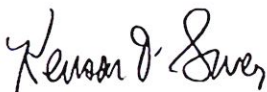
both on the state and federal levels, to protect local governments' rights concerning the use of public rights-of-way by cable, telecommunications, electric, pipeline and other utility industries.

Even after 30 years, PROTEC has no paid staff. Please consider supporting the work of PROTEC by becoming a member or renewing your community's annual membership. Your dues and contributions will help ensure PROTEC has the resources necessary to continue its strong advocacy on behalf of *all* Michigan municipalities.

Respectfully,



Mayor Maureen Miller Brosnan
City of Livonia



Mayor Kenson J. Siver
City of Southfield



Mayor Abdullah Hammoud
City of Dearborn



PROTEC

The Michigan Coalition to Protect Public Rights-of-Way

www.protec-mi.org

PROTEC Fiscal Agent: Michigan Municipal League

Mike Watza, General Counsel

Bloom Sluggett, PC: 400 Renaissance Center Ste 2600, Detroit, MI 48243

248.921.3888 or 313.309.7288; FAX: 616.965.9350 mike@bloomsluggett.com

May 18, 2026

Application for Annual PROTEC Membership

PROTEC is a nonprofit organization that works to protect local control over public rights-of-way and municipalities' ability to receive fair compensation from telecommunications companies and other users of our ROW and other public property. Please see the attached letter for more information.

If your community would like to renew a current PROTEC membership or become a new member for the fiscal year beginning July 1, 2026, please complete this Application for Membership and send it to the address below, along with the indicated dues payment.

No response or payment is needed if your community does not wish to be a PROTEC member.

Member Information

Municipality Name: _____
Address: _____
City, State, ZIP: _____
Contact person: _____
Title: _____
Email address: _____
10 Digit Phone #: _____
10 Digit Fax #: _____

PROTEC membership dues are based on population figures as reported in the 2020 Census (\$1625 per resident, capped at \$16,250).

Troy's dues for the fiscal year beginning July 1, 2026 would be: **\$14,185**

Please make checks payable to PROTEC and mail to:

Michigan Municipal League
PO BOX 7409
ANN ARBOR MI 48107-7409

PROTEC Board of Directors: Adam Mourtada (313) 943-2473 amourtada@dearborn.gov
Dawn E. King, (248) 796-5786 dking@cityofsouthfield.com
Michael Fisher (734) 466-2520 mfisher@ci.livonia.mi.us



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: July 23, 2026

To: Frank Nastasi, City Manager

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

Subject: Request to Approve a Stormwater Management Operations and Maintenance Agreement, Blunden Properties, LLC, Sidwell #88-20-22-276-056

History

Blunden Properties, LLC is the owner of a commercial parcel located on the west side of Rochester Road between Wattles and Long Lake roads. The property was refurbished to establish a new dining establishment. The owners and tenants undertook an overhaul of the interior and exterior of the parcel, including new traffic and parking designs to allow for drive-thru. The project proposed a new private stormwater system.

Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain, and operate the private stormwater system and underground detention facility on the property.

At the onset of a new development or project, the property owners execute a Stormwater Management Operations and Maintenance Agreement, but it's not sent to the City Council for approval until after construction of the stormwater facilities is complete.

Financial

There are no financial considerations for this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

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

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Blunden Properties, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system and underground detention facility on the property owned by Blunden Properties, LLC, identified by Sidwell #88-20-22-276-056.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FINALLY RESOLVED, That the City Clerk is **DIRECTED TO RECORD** Stormwater Management Operations and Maintenance Agreement with Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on _____, 2026, by and between **BLUNDEN PROPERTIES, LLC**, a Michigan limited liability company, whose address is 3651 Rochester Road, Troy, MI (hereinafter "Owner") and the **CITY OF TROY**, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as ³⁶⁵¹~~5050~~ Rochester Road, Troy, MI 48085 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in *Exhibit A*.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in *Exhibit B*.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth in *Exhibit C* to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.
- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.

- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

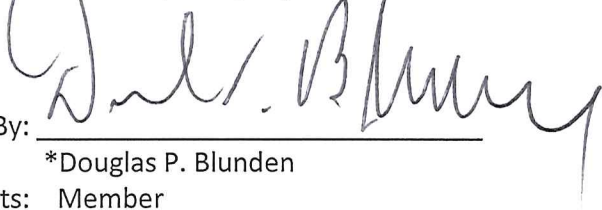
- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority.

- 6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.
- 6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

BLUNDEN PROPERTIES, LLC, a Michigan
limited liability company

By: 
*Douglas P. Blunden
Its: Member

STATE OF MICHIGAN)
)ss.
Macomb COUNTY)

The foregoing instrument was acknowledged before me on this 17th day of May, 2023, by Douglas P. Blunden, Member of, BLUNDEN PROPERTIES, LLC, a Michigan limited liability company, on behalf of the company.

ANGELICA R. CUPOLO
Notary Public, State of Michigan
County of Macomb
My Commission Expires Apr. 19, 2024
Acting in the County of Macomb


*
Notary Public, Macomb County, Michigan
My Commission Expires 04/19/2024
Acting in Macomb County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2026, by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk, of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:

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

EXHIBIT "A"
Legal Description

Lands situated in the City of Troy, Oakland County, Michigan, described as follows:

(Parcel I) Town 2 North, Range 11 East, Section 22, part of the Southeast 1/4 of the Northeast 1/4 beginning at a point distant South 1969.45 feet and South 89 deg. 50' 22" East 43 feet from the Northeast Section corner; thence South 30 feet; thence North 89 deg. 50' 22" West 317.0 feet; thence South 120 feet; thence North 89 deg. 50' 22" West 26 feet; thence North 150.0 feet; thence South 89 deg. 50' 22" East 343.0 feet to the point of beginning.

(Parcel II) Town 2 North, Range 11 East, Section 22, part of the East 1/2 of the Northeast 1/4 beginning at a point distant South 2119.48 feet and North 89 deg. 49' 20" West 210.00 feet from the Northeast Section corner; thence North 89 deg. 49' 20" West 150.0 feet; thence North 120.0 feet; thence South 89 deg. 49' 20" East 150.00 feet; thence South 120.0 feet to the point of beginning.

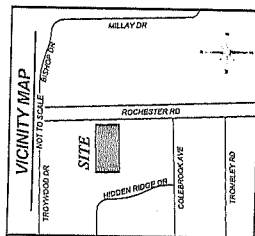
(Parcel III) Town 2 North, Range 11 East, Section 22, part of the Southeast 1/4 of the Northeast 1/4 beginning at a point distant South 1999.48 feet and North 89 deg. 49' 20" West 43.0 feet from the Northeast Section corner; thence South 120.0 feet; thence North 89 deg. 49' 20" West 167.0 feet; thence North 120.0 feet; thence South 89 deg. 49' 20" East 167.0 feet to the point of beginning.

EXCEPTING THEREFROM: the East 32.00 feet of the following described property:

Part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, beginning at point distant South 1969.45 feet and North 89 deg. 50' 22" West 43.00 feet from the Northeast corner of said Section 22; thence South 30.00 feet; thence North 89 deg. 50' 22" West 317.00 feet; thence South 120.00 feet; thence North 89 deg. 50' 22" West 26.00 feet; thence North 150.00 feet; thence South 89 deg. 50' 22" East 343.00 feet to the point of beginning, also beginning at point distant South 1999.48 feet and North 89 deg. 49' 20" West 43 feet from the Northeast corner of said Section 22; thence South 120 feet; thence North 89 deg. 49' 20" West 167 feet; thence North 120 feet; thence North 89 deg. 49' 20" East 167 feet to the point of beginning, as deeded in Liber 41291, Page 499.

BOUNDARY/TOPOGRAPHIC SURVEY

3651 ROCHESTER ROAD
TROY, MICHIGAN 48063
OAKLAND COUNTY



LEGEND & SYMBOLS

- [illegible]

SURVEYOR'S CERTIFICATE

RONALD R. HARRIS, REGISTERED PROFESSIONAL SURVEYOR NO. 4231041817, DO HEREBY CERTIFY THAT A BOUNDARY SURVEY WAS PERFORMED UNDER MY DIRECTION AND SUPERVISION AND THIS DRAWING ACCURATELY REFLECTS MY MEASUREMENTS, BOTH HORIZONTAL AND SET DATA, OF THE COURSE OF THE SURVEY TO THE BEST OF MY KNOWLEDGE AND ABILITY.

THE FIELD WORK WAS COMPLETED ON 01/04/2023.

THE FIELD WORK WAS COMPLETED ON 01/04/2021.

HOWARD R. HARRIS



BLEW
& ASSOCIATES, P.A.

Surveying
Engineering
Mapping

3025 N. SHELTON DRIVE - FAYETTEVILLE, AR 72703
EMAIL: SURVEY@BUDWIN.COM

OFFICE 479.443.4505 • FAX 479.582.1683
EMAIL: SURVEY@BLEWINC.COM WWW.BLEWINC.COM

SURVEY DRAWN BY:
 KUR - 01/06/2023

KEY REVIEWED BY:	SHEET: 1 OF 1
------------------	------------------

REFERENCE DOCUMENTS

BENCHMARK INFORMATION

TEL 81
R: 33274.445
TEL 82
R: 393070.1826
E: 1345882.8184

ELEV: 644.78'
CUT CHISELED
2" IN CONCRETE

2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733 2734 2735 2736 2737 2738 2739 2740 2741 2742 2743 2744 2745 2746 2747 2748 2749 2750 2751 2752 2753 2754 2755 2756 2757 2758 2759 2760 2761 2762 2763 2764 2765 2766 2767 2768 2769 2770 2771 2772 2773 2774 2775 2776 2777 2778 2779 2780 2781 2782 2783 2784 2785 2786 2787 2788 2789 2790 2791 2792 2793 2794 2795 2796 2797 2798 2799 2800 2801 2802 2803 2804 2805 2806 2807 2808 2809 2810 2811 2812 2813 2814 2815 2816 2817 2818

RECORD DESCRIPTION

[illegible]

DM. Po Est 32.00 list of the following description of property

[illegible]

INVERT INFORMATION

[illegible]

GENERAL NOTES

- [illegible]

1 AND 2 DEB

**LAND AND
CONSTRUCTION**

PARKING INFORMATION

REGULAR= 50
HANDICAP= 02
TOTAL= 52

COOL ZONE IMPLEMENTATION

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY RATES NO. 2412503347, WHICH REAMS AN EFFECTIVE DATE OF 05/25/2006 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DIAGNOSING LEVEE FROM 100-YEAR FLOOD

BASIS OF BEARING
THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE EAST-
NORTH-EAST LINE OF SECTION 22, T.4N. R.1E. THE BEARING IS DENOTED AS
PER GPS COORDINATE CALCULATIONS MATTHEW STATE PLANE, SOUTH 20
LATITUDE = 47°37'48.601"
LONGITUDE = -83°07'39.6651"

800-368-6868 • www.pearsoned.com

SIGNIFICANT OBSERVATIONS

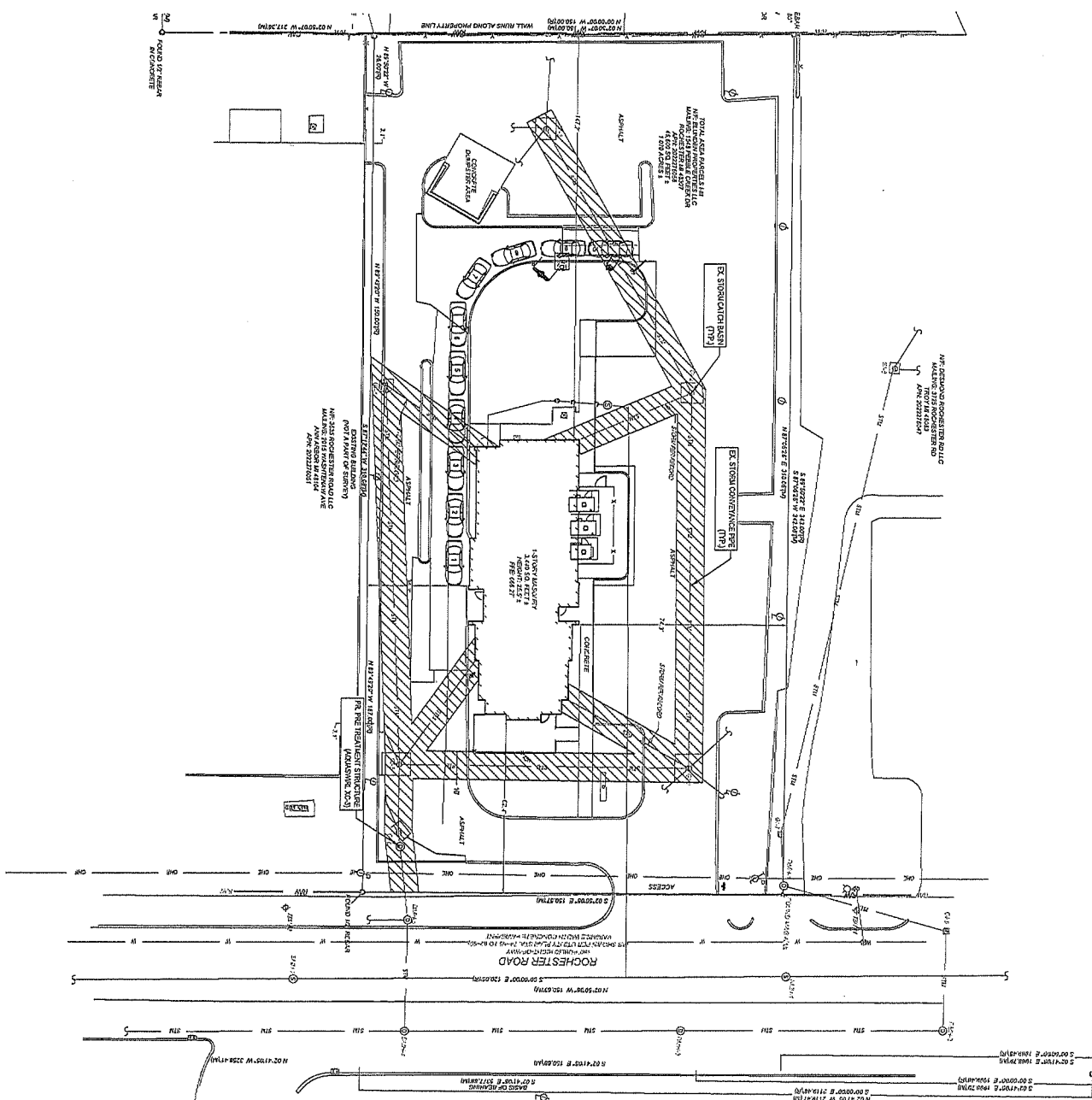
IS OBSERVED AT THE TIME OF THE ALIEN'S SURVEY

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED MEASUREMENTS UTILITY MAP DRAWINGS, AND MICHIGAN 811 DIG UTILITY REQUEST, BLENK AND ASSOCIATES ALKES, NO WARRANTY TO THE EXACT ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES CONSTRUCTION. TICKET NUMBER: 202211210258

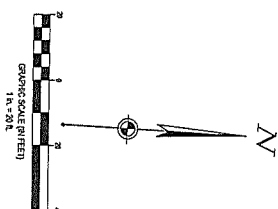
COMPANY:
AT&T
COMCAST
CONSUMER ENERGY GAS
DTE ENERGY
JACKSON BUSINESS PRESS OPTICS
KAYLOR COUNTY DRUM COMMISSIONER
TROY CITY STORM SEWER
WIDE OPEN WEST

CONTACT:
602-778-9140
633-952-0525
602-778-8160
313-497-5264
602-624-6675
248-638-1116
248-645-1887
734-237-4319



POINT OF COMPANION
FOUND T. GRASS DESIGN
THE COVENANT SEC. 22, T. 24, R. 1

SITE LEGEND	
EXISTING	
REFER TO CH 1 FOR EXISTING FEATURES LEGEND	
PROPOSED	
	LOTS OF WASTE/LANCE FOR SPOILWATER MANAGEMENT SYSTEM



SEVENTY-TWO (72) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: MICHIGAN UTILITIES PROTECTION SERVICE AT 811 OR 800-432-7171 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NOT MEMBERS OF STATE UTILITIES PROTECTION SERVICE.

CITY BARBEQUE

TROY, MI #10078

3651 ROCHESTER ROAD
TROY, MI 48063



761310 AS SHOWN PEO JMS
02.10.2023
PERMIT SET

STORM MANAGEMENT SYSTEM EXHIBIT

EX.

2800 Corporate Exchange Drive
Suite 400
Columbus, OH 43231
Project Contact: Jeffrey Lonchor 614-942-3017



EXHIBIT 'C'

OPERATIONS AND MAINTENANCE MANUAL

CITY BARBEQUE – 3651 ROCHESTER ROAD, TROY, MI 48083

PARCEL I.D. 20-22-276-056

STORMWATER MAINTENANCE PLAN

PROPERTY OWNER:

BLUNDEN PROPERTIES LLC
1548 PEBBLE CREEK DRIVE, ROCHESTER, MI 48307

PREPARED BY: CESO, INC.

2800 CORPORATE EXCHANGE DRIVE, SUITE 400
COLUMBUS, OHIO 43231
PHONE: (614) 942-3017
CONTACT: JEFFREY LONCHOR

May 3, 2023

OPERATION AND MAINTENANCE MANUAL

INTRODUCTION:

This manual identifies the ownership, operation and maintenance responsibilities for all storm water management systems including the storm drain conveyance system, parking lot surface ponding, and mechanical pre-treatment device as incorporated into and detailed on the approved Construction Plans as Prepared by CESO, Inc. In order to comply with the local best management practices (BMP) requirements, this manual should serve as a minimum performance standard. This manual should be retained intact and read in its entirety by all parties responsible for the operation and maintenance of the on-site BMP's.

OWNER:

BLUNDEN PROPERTIES LLC
1548 PEBBLE CREEK DRIVE, ROCHESTER, MI 48307

PROPERTY INFORMATION:

This Operations and Maintenance Manual covers the storm water systems located at the following subject property:

PARCEL I.D. No. 20-22-276-056

Lands situated in the City of Troy, Oakland County, Michigan, described as follows:

(Parcel I) Town 2 North, Range 11 East, Section 22, part of the Southeast 1/4 of the Northeast 1/4 beginning at a point distant South 1969.45 feet and North 89 deg. 50' 22" West 43 feet from the Northeast Section corner; thence South 30 feet; thence North 89 deg. 50' 22" West 317.0 feet; thence South 120 feet; thence North 89 deg. 50' 22" West 26 feet; thence North 150.0 feet; thence South 89 deg. 50' 22" East 343.0 feet to the point of beginning.

(Parcel II) Town 2 North, Range 11 East, Section 22, part of the East 1/2 of the Northeast 1/4 beginning at a point distant South 2119.48 feet and North 89 deg. 49' 20" West 210.00 feet from the Northeast Section corner; thence North 89 deg. 49' 20" West 150.0 feet; thence North 120.0 feet; thence South 89 deg. 49' 20" East 150.00 feet; thence South 120.0 feet to the point of beginning.

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EXCEPTING THEREFROM: the East 32.00 feet of the following described property:

Part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, beginning at point distant South 1969.45 feet and North 89 deg. 50' 22" West 43.00 feet from the Northeast corner of said Section 22;

Initial: DB

thence South 30.00 feet; thence North 89 deg. 50' 22" West 317.00 feet; thence South 120.00 feet; thence North 89 deg. 50' 22" West 26.00 feet; thence North 150.00 feet; thence South 89 deg. 50' 22" East 343.00 feet to the point of beginning, also beginning at point distant South 1999.48 feet and North 89 deg. 49' 20" West 43 feet from the Northeast corner of said Section 22; thence South 120 feet; thence North 89 deg. 49' 20" West 167 feet; thence North 120 feet; thence North 89 deg. 49' 20" East 167 feet to the point of beginning, as deeded in Liber 41291, Page 499.

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN WARRANTY DEED FILED 07/03/2017 UNDER LIBER 50831, PAGE 116.

STORMWATER MAINTENANCE EXHIBIT:

Exhibit 'B' of the Stormwater Maintenance Agreement is the Storm Water System which provides a clear presentation of all components of the storm water system. This system is subject to the long-term operation and maintenance responsibilities detailed in this manual. The system includes:

- Storm Sewer Pipes
- Storm Sewer Collection System & Structures (inlets, catch basins, etc.)
- Pre-Treatment Devices (AquaSwirl XC-3)

INSPECTIONS:

The frequency of system inspections outlined in the manual and attached exhibits should be considered the minimum, if no events warrant additional inspections. The frequency of inspections should be fine-tuned over time as system specific conditions are better known and the rate at which certain maintenance operations need to be performed is better understood. Inspections should be performed by personnel responsible for maintenance and may need to be certified for confined space entry, depending on the component being inspected. Operation of the pre-treatment device may need to be inspected by a practicing civil engineer familiar with their operation.

Records of all routine inspections and any work performed on the system for maintenance, repair, or replacement should be maintained by the owner and kept for a minimum of ten (10) years. A copy of all records should be provided to the City of Troy Engineering Division. The records should include this manual, all inspection sheets, approved construction plans and as-built documents, a maintenance log of work performed to the system(s) and contact information for the system inspector, civil engineer, and contractor involved with the system.

STORM WATER SYSTEMS MAINTENANCE:

Regular inspection and maintenance of BMP's are necessary if these facilities are to consistently perform up to expectations. Stormwater systems are expected to perform quality and quantity control functions as long as the land use they serve exists. Failure to maintain these systems can create the following adverse impacts:

Initial: DB

- Increased pollutants to surrounding surface water features.
- Potential property damage resulting from excessive flooding.
- Potential loss of life or property resulting from catastrophic failure of the facility.
- Aesthetic or nuisance conditions, such as mosquitos or reduced property values due to a degraded facility appearance.

Most of the impacts can be avoided through proper and timely inspection and maintenance. A major concern associated with these impacts is the general public's expectations related to the quality of life provided, in part, by construction of these systems. Inadequate maintenance means the general public may have a false sense of security. The most common cause of stormwater system failure is the lack of adequate and proper operation, inspection, maintenance, and management.

Good design and construction can reduce subsequent maintenance needs and costs, but they cannot eliminate the need for maintenance altogether. Maintenance requires a long-term commitment of time, money, personnel, and equipment. Monitoring the overall performance of the stormwater management system is a major aspect of any maintenance program.

The maintenance responsibilities for these systems lie with the current property owner and transfer with the property in perpetuity. If maintenance of the system is not performed, the City of Troy reserves the right to enter property and perform all necessary work at the property owner's cost. Refer to the *Stormwater Management Operations and Maintenance Agreement* for additional details.

General Maintenance Items:

Parking Lot Sweeping:

Routine sweeping of all paved surfaces provides a more attractive appearance and removes accumulations of sediment and trash that tend to migrate into stormwater management systems during rainfall events. Parking lot sweeping should be performed quarterly or as necessary to limit sediment and trash build-up.

Grass Mowing and Maintenance:

Mowing requirements at a facility should be designed to the specific site conditions, grass types and seasonal variations in climate. Grassed areas require periodic fertilizing, de-thatching and soil conditioning in order to maintain healthy growth. Provisions will need to be made to reseed and reestablish grass cover in areas damaged by sediment accumulation, stormwater flow, erosion or other causes. Dead turf will need to be replaced after being discovered. Inspection of the grass areas and other landscaping features should be made annually.

Initial: DB

Trash and Debris Removal:

Removal of trash and debris from all areas of the property should be performed monthly. Removal of these items will prevent damage to vegetated areas and eliminate their potential to inhibit the operation of any of the stormwater management systems. Sediment, debris, and trash that are removed and collected should be disposed of according to local, State and Federal regulations at suitable disposal and/or recycling centers.

Stormwater System Maintenance Items:

The following narratives give an overview of the maintenance requirements of the different components of the stormwater system. The inspection checklists attached to this report offer a more complete listing of what should be inspected, when inspection should occur and the likely frequency of maintenance activities.

Storm Sewer and Structures:

Catch basins, inlets, and storm sewer pipes should be inspected to check for sediment accumulation and clogging, floatable debris, dead vegetation, etc. The structures and sewers should also be observed during a wet weather event to ensure their proper operation. Accumulated sediment and debris should be removed on an annual basis or as needed by observed conditions. Structural repairs or maintenance should occur as needed based on observed conditions such as cracks, spalling, joint failure, leakage, misalignment, or settlement of structures. A civil engineer should be retained if problems are thought to exist.

Stormwater Pre-Treatment Device:

Refer to the attached maintenance manual from the manufacturer for all inspection and maintenance requirements for the pre-treatment structures.

The following pages include inspection checklists for the various devices and components listed above as well as the manufacturer's manual for the stormwater pre-treatment structure.

Initial: DB

EXHIBIT C
STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN & SCHEDULE

STORMWATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE						
MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS	Storm Collection System (Inlets, Catch Basins, Sewers)	Manufactured Treatment Systems	Pavement Areas		FREQUENCY
Monitoring/Inspection						
Inspect for Sediment Accumulation/Clogging		X	X			Annually
Inspect For Floatables, Dead Vegetation & Debris		X	X			Annually & After Major Events
Inspect For Erosion And Integrity of System		X	X			Annually & After Major Events
Inspect All Components During Wet Weather & Compare		X	X			Annually
Ensure Maintenance Access Remain Open/Clear		X	X			Annually
Preventative Maintenance						
Remove Accumulated sediments		X	X			As Needed, (See Note Below)
Remove Floatables, Debris, Invasive & Dead Vegetation		X	X			As Needed
Sweeping of Paved Surfaces				X		As Needed
Remedial Actions						
Repair/Stabilize Areas of Erosion		X				As Needed
Replace Dead Plantings and Reseed Bare Areas		X				As Needed
Structural Repairs		X	X	X		As Needed
Make Adjustments/Repairs to Ensure Proper Functioning		X	X	X		As Needed

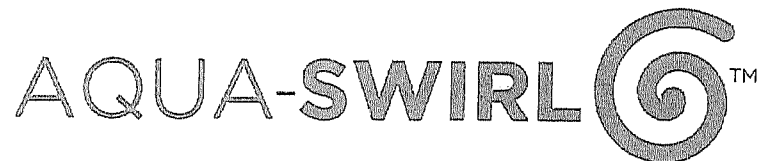
NOTE: Manufactured treatment systems to be cleaned according to the manufacturer's recommendations; at a minimum, whenever sediments accumulate to a depth of 6-12 inches, or if sediment resuspension is observed.

PROPERTY INFORMATION: 3651 Rochester Road Troy, Oakland County, Michigan 48083	PROPERTY OWNER: Blunden Properties LLC 1548 Pebble Creek Drive Rochester, Michigan 48307	ENGINEER: CESO, Inc. 2800 Corporate Exchange Drive, Suite 400 Columbus, Ohio 43231 Phone: (614) 942-3017	DATE: 03/27/2023
			SHEET 1 OF 1



**Aqua-Swirl[®] XCelerator
Stormwater Treatment System**

**Inspection and Maintenance Manual for
New Jersey Department of Environmental
Protection (NJDEP)**

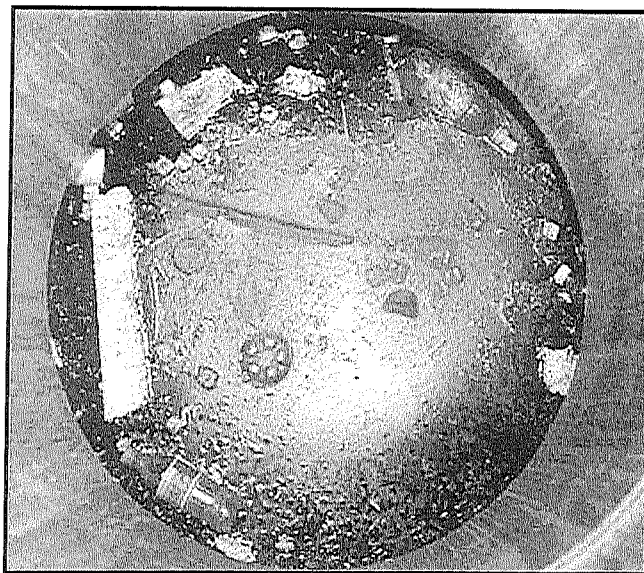


**AquaShield[™], Inc.
2733 Kanasita Drive
Suite 111
Chattanooga, TN 37343
Toll free (888) 344-9044
Phone: (423) 870-8888
Fax: (423) 826-2112
Email: info@aquashieldinc.com
www.aquashieldinc.com**



Aqua-Swirl® XCELERATOR Stormwater Treatment System

The Aqua-Swirl® XCELERATOR Stormwater Treatment System (Aqua-Swirl® XCELERATOR) is a vortex-type hydrodynamic separator designed and supplied by AquaShield™, Inc. (AquaShield™). Aqua-Swirl® XCELERATOR technology removes pollutants including suspended solids, debris, and floatables from stormwater runoff. Both treatment and storage are accomplished in the single swirl chamber without the use of multiple or hidden, blind access chambers.



Floatable trash & debris in the Aqua-Swirl®

System Operation

The treatment operation begins when stormwater enters the Aqua-Swirl® XCELERATOR through a tangential inlet pipe that produces a circular (or vortex) flow pattern that causes contaminants to settle to the base of the unit. Since stormwater flow is intermittent by nature, the Aqua-Swirl® XCELERATOR retains water between storm events providing both dynamic and quiescent settling of solids. The dynamic settling occurs during each storm event while the quiescent settling takes place between successive storms. A combination of gravitational and hydrodynamic drag forces encourages the solids to drop out of the flow and migrate to the center of the chamber where velocities are the lowest.

Aqua-Swirl® XCELERATOR System Maintenance

The long term performance of any stormwater treatment structure, including manufactured or land based systems, depends on a consistent maintenance plan. Inspection and maintenance functions are simple and easy for the Aqua-Swirl® XCELERATOR allowing all inspections to be performed from the surface. It is important that a routine inspection and maintenance program be established for each unit based on: (a) the volume or load of the contaminants of concern, (b) the frequency of releases of contaminants at the facility or location, and (c) the nature of the area being drained. In order to ensure that our systems are being maintained properly, AquaShield™ offers a maintenance solution to all of our customers. We will arrange to have maintenance performed.

Inspection



The Aqua-Swirl® XCELERATOR can be inspected from the surface, eliminating the need to enter the system to determine when cleanout should be performed. In most cases, AquaShield™ recommends a quarterly inspection during construction and for the first year of operation to develop an appropriate schedule of maintenance. The Aqua-Swirl® XCELERATOR should be inspected and cleaned at the end of construction regardless of whether it has reached its sediment storage capacity and/or other captured materials. Based on experience of the system's first year in operation, we recommend that the inspection

schedule be revised to reflect the site-specific conditions encountered. Typically, the inspection schedule for subsequent years is once per year.

Maintenance

The Aqua-Swirl® XCELERATOR has been designed to minimize and simplify the inspection and maintenance process. The single chamber system can be inspected and maintained entirely from the surface thereby eliminating the need for confined space entry. Furthermore, the entire structure (specifically, the floor) is accessible for visual inspection from the surface. There are no areas of the structure that are blocked from visual inspection or periodic cleaning. Inspection of any floatable debris can be directly observed and maintained through the manhole access provided directly over the swirl chamber.

Inspection Procedure

To inspect the Aqua-Swirl® XCELERATOR, a hook is typically needed to remove the manhole cover. AquaShield™ provides a customized manhole cover with our distinctive logo to make it easy for maintenance crews to locate the system in the field. We also provide a permanent metal

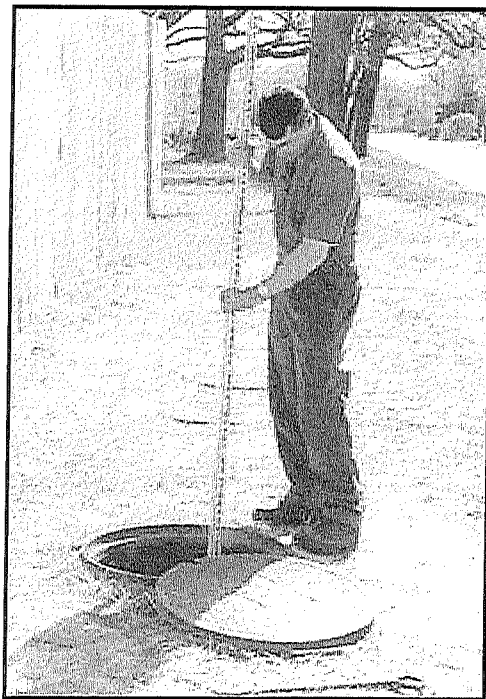
information plate affixed inside the access riser which provides our contact information, the Aqua-Swirl® XCELERATOR model size, and serial number.

The only tools needed to inspect the Aqua-Swirl® XCELERATOR system are a flashlight and a measuring device such as a stadia rod or pole. Given the easy and direct accessibility provided, floating trash and debris can be observed directly from the surface. Sediment depths can easily be determined by lowering a measuring device to the top of the sediment pile and to the surface of the water. AquaShield™ recommends that the units be cleaned when sediment depth reaches 6 inches, representing 50% sediment storage capacity. The full sediment storage depth in the Aqua-Swirl® XCELERATOR is 12 inches.

It should be noted that in order to avoid underestimating the volume of sediment in the chamber, the measuring device must be carefully lowered to the *top* of the sediment pile. Keep in mind that the finer sediment at the top of the pile may offer less resistance to the measuring device than the larger particles which typically occur deeper within the sediment pile.

Aqua-Swirl® XCELERATOR Cleanout Procedure

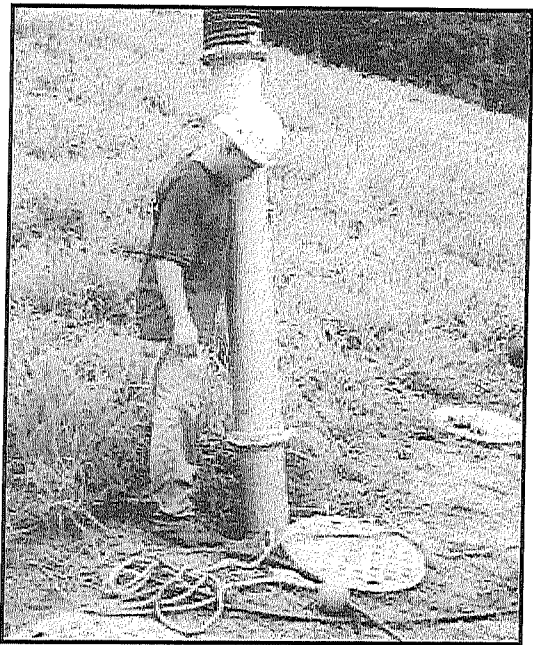
Cleaning the Aqua-Swirl® XCELERATOR is simple and quick. Floatable trash debris can be observed and removed directly through the 30-inch service access riser provided. A vacuum truck is typically used to remove the accumulated sediment and debris. An advantage of the Aqua-Swirl® XCELERATOR design is that the entire sediment storage area can be reached with a vacuum hose from the surface reaching all the sides. Since there are no multiple or limited (blind) access chambers in the Aqua-Swirl® XCELERATOR there are no restrictions to impede on-site maintenance tasks.



Sediment inspection using a stadia rod

Disposal of Recovered Materials

AquaShield™ recommends that all maintenance activities be performed in accordance with appropriate health and safety practices for the tasks and equipment being used. AquaShield™ also recommends that all materials removed from the Aqua-Swirl® XCelerator and any external structures (e.g, bypass features) be handled and disposed in full accordance with any applicable local and state requirements.



Vacuum (vactor) truck quickly cleans the single open access swirl chamber

*Aqua-Swirl® XCelerator Inspection and Maintenance
Work Sheets
on following pages*

Aqua-Swirl® XCELERATOR Inspection and Maintenance Manual Work Sheets

SITE and OWNER INFORMATION

Site Name: _____

Site Location: _____

Date: _____ Time: _____

Inspector Name: _____

Inspector Company: _____ Phone #: _____

Owner Name: _____

Owner Address: _____

Owner Phone #: _____ Emergency Phone #: _____

INSPECTIONS

I. Floatable Trash and Debris

1. Remove manhole lid to expose liquid surface of the Aqua-Swirl® XCELERATOR.
2. Remove floatable debris with basket or net if any present.

II. Sediment Accumulation

1. Lower measuring device (e.g. stadia rod) into swirl chamber through service access provided until top of sediment pile is reached.
2. Record distance to top of sediment pile from top of standing water: _____ inches.
3. Maximum recommended sediment depth prior to cleanout is 12 inches for all models. Consult system shop drawing for treatment chamber depth as measured from the inlet pipe invert to base of the unit.

III. Diversion Structures (External Bypass Features)

If a diversion (external bypass) configuration is present, it should be inspected as follows:

1. Inspect weir or other bypass feature for structural decay or damage. Weirs are more susceptible to damage than off-set piping and should be checked to confirm that they are not crumbling (concrete or brick) or decaying (steel).
2. Inspect diversion structure and bypass piping for signs of structural damage or blockage from debris or sediment accumulation.
3. When feasible, measure elevations on diversion weir or piping to ensure it is consistent with site plan designs.

4. Inspect downstream (convergence) structure(s) for sign of blockage or structural failure as noted above.

CLEANING

Schedule cleaning with local vacuor company or AquaShield™ to remove sediment, trash, and other floatable pollutants. The captured material generally does not require special treatment or handling for disposal. Site-specific conditions or the presence of known contaminants may necessitate that appropriate actions be taken to clean and dispose of materials captured and retained by the Aqua-Swirl® XCellerator. All cleaning activities should be performed in accordance with property health and safety procedures.

AquaShield™ always recommends that all materials removed from the Aqua-Swirl® XCellerator during the maintenance process be handled and disposed in accordance with local and state environmental or other regulatory requirements.

MAINTENANCE SCHEDULE

I. During Construction

Inspect the Aqua-Swirl® XCellerator every three (3) months and clean the system as needed. The Aqua-Swirl® XCellerator should be inspected and cleaned at the end of construction regardless of whether it has reached its maintenance trigger.

II. First Year Post-Construction

Inspect the unit(s) every three (3) months and clean the system as needed.

Inspect and clean the system once annually regardless of whether it has reached its sediment or floatable pollutant storage capacity.

III. Second and Subsequent Years Post-Construction

If the system did not reach full sediment or floatable pollutant capacity in the First Year Post-Construction period, the system can be inspected and cleaned once annually.

If the Aqua-Swirl® XCellerator reached full sediment or floatable pollutant capacity in less than 12 months in the First Year Post-Construction period, the system should be inspected once every six (6) months and cleaned as needed. The unit should be cleaned annually regardless of whether it reaches its sediment or floatable pollutant capacity.

IV. Bypass Structures

Bypass structures should be inspected whenever the Aqua-Swirl® XCellerator is inspected. Maintenance should be performed on bypass structures as needed.

Aqua-Swirl® XCelerator

TABULAR MAINTENANCE SCHEDULE

Date Construction Started: _____

Date Construction Ended: _____

During Construction

Activity	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Inspect and Clean as needed			X			X			X			X
Inspect Bypass and maintain as needed			X			X			X			X
Clean System*												X*

* The Aqua-Swirl® XCelerator should be cleaned once a year regardless of whether it has reached full pollutant storage capacity. In addition, the system should be cleaned at the end of construction regardless of whether it has reach full pollutant storage capacity.

First Year Post-Construction

Activity	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Inspect and Clean as needed			X			X			X			X
Inspect Bypass and maintain as needed			X			X			X			X
Clean System*												X*

* The Aqua-Swirl® XCelerator should be cleaned once a year regardless of whether it has reached full pollutant storage capacity.

Second and Subsequent Years Post-Construction

Activity	Month											
	1	2	3	4	5	6	7	8	9	10	11	12
Inspect and Clean as needed												X*
Inspect Bypass, maintain as needed												X*
Clean System*												X*

* If the Aqua-Swirl® XCelerator did not reach full sediment or floatable pollutant capacity in the First Year Post-Construction period, the system can be inspected and cleaned once annually.

If the Aqua-Swirl® XCelerator reached full sediment or floatable pollutant capacity in less than 12 months in the First Year Post-Construction period, the system should be inspected once every six (6) months or more frequently if past history warrants, and cleaned as needed. The system should be cleaned annually regardless of whether it reaches its full sediment or floatable pollutant capacity.

MAINTENANCE COMPANY INFORMATION

Company Name: _____

Street Address: _____

City: _____ State/Prov.: _____ Zip/Postal Code: _____

Contact: _____ Title: _____

Office Phone: _____ Cell Phone: _____

ACTIVITY LOG

Date of Cleaning: _____ (Next inspection should be 3 months from this data for first year).

Time of Cleaning: Start: _____ End: _____

Date of Next Inspection: _____

Floatable debris present: Yes No

Notes: _____

STRUCTURAL CONDITIONS and OBSERVATIONS

Structural damage: Yes No Where: _____

Structural wear: Yes No Where: _____

Odors present: Yes No Describe: _____

Clogging: Yes No Describe: _____

Other Observations: _____

NOTES

Additional Comments and/or Actions To Be Taken	Time Frame

ATTACHMENTS

- Attach site plan showing Aqua-Swirl® XCellerator location.
- Attach detail drawing showing Aqua-Swirl® XCellerator dimensions and model number.
- If a diversion configuration is used, attach details showing basic design and elevations (where feasible).



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: July 23, 2026

To: Frank Nastasi, City Manager

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

Subject: Request for Approval of a Stormwater Management Operations and Maintenance Agreement, and Acceptance of a Permanent Easement, Z Square Real Estate – East Street, LLC, Sidwell #88-20-22-358-028 & -029

History

Z Square Real Estate – East Street, LLC, is the owner of a vacant site located at Frankton and Big Beaver roads in Section 22. City Council conditionally approved the rezoning of the site from R-1E District to BB District at their March 23, 2026, meeting.

Plans were submitted and reviewed by the Engineering Department for the construction of a Medical Office facility. These plans call for a proposed underground detention system. Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater and underground detention system on the property.

Project plans also call for the construction of a sidewalk over private property. The owners granted a permanent easement for sidewalks.

Financial

There are no financial considerations for this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement* and accept a permanent easement for sidewalks.

Legal Review

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

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Z Square Real Estate – East Street, LLC, outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the properties owned by Z Square Real Estate – East Street, LLC, and identified by Sidwell #88-20-22-358-028 and -029.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

BE IT FURTHER RESOLVED, That Troy City Council **ACCEPTS** a permanent easement for sidewalks from Z Square Real Estate – East Street, LLC, owner of the properties having Sidwell #88-20-22-358-028 and -029.

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



0 100 200
ft

Print Date: 7/21/2026



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.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on _____, 2026 by and between **Z SQUARED REAL ESTATE – EAST STREET, LLC**, a Michigan limited liability company, whose address is 6725 Daly Road, Unit 250010, West Bloomfield, MI 48325 (hereinafter "Owner") and the **CITY OF TROY**, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as vacant Frankton & Big Beaver roads, Troy MI, PIN #88-20-22-358-028 & -029 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in ***Exhibit A***.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in ***Exhibit B***.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the {/as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the {/Stormwater O&M Plan" set forth in ***Exhibit C*** to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights-of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.
- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C - Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.

5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority

6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold the City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims, fixed or contingent, know or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Storm System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and City of Troy have executed this agreement on the day and year first written.

Z Square Real Estate – East Street, LLC,
a Michigan limited liability company

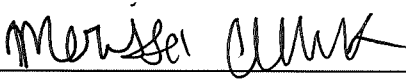
By: 

Hammam Zmily
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of July, 2026, by Hammam Zmily, Sole Member of Z Square Real Estate – East Street, LLC, a Michigan limited liability company, on behalf of the company.

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


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
*Ethan D. Baker
Its: Mayor

By: _____
*M. Aileen Dickson,
Its: City Clerk

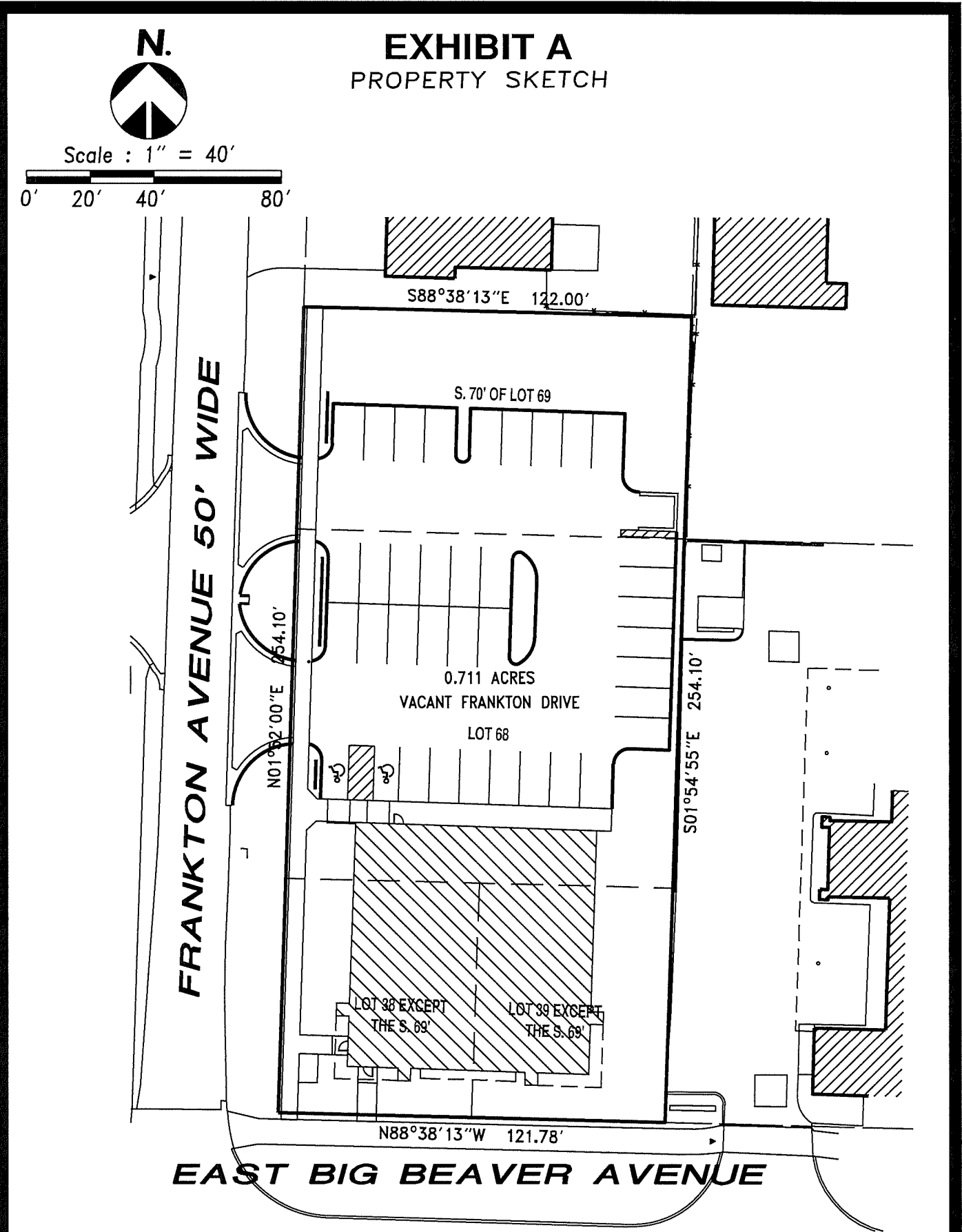
STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____County, Michigan
My Commission Expires _____
Acting in _____County, Michigan

Prepared by:
Brad Byrnes
43500 Mound Road
Sterling Heights, MI 48314

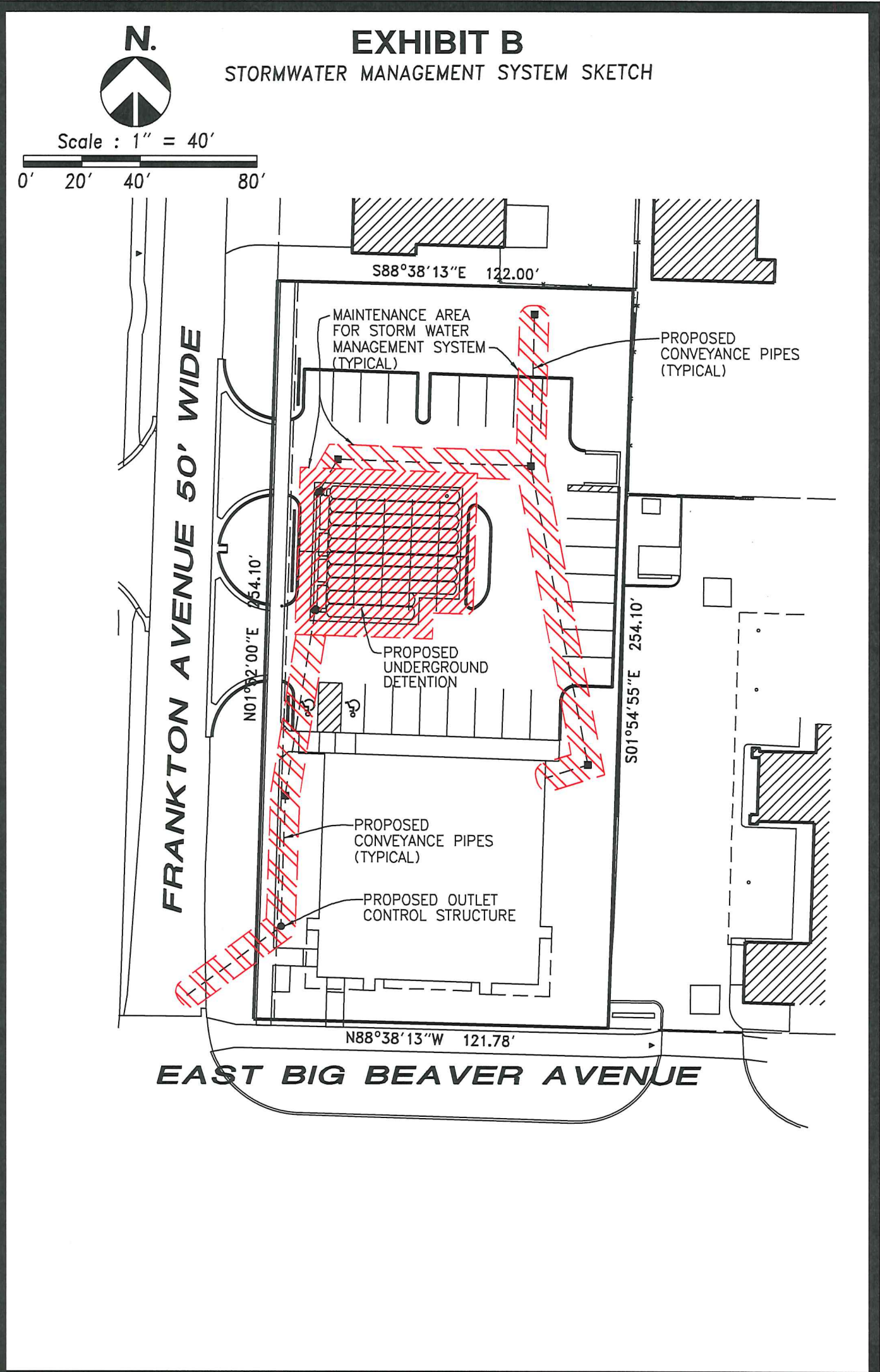
Return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084



Property Description:
Parcels 20-22-358-028 & 20-22-358-029

LOTS 38 & 39 EXCEPT THE SOUTH 69 FEET, LOT 68, THE SOUTH 70 FEET OF LOT 69, "EYSTERS BEAVER GARDENS" PART OF THE SOUTHWEST 1/4 OF SECTION 22, T.2N., R.11E., CITY OF TROY (FORMERLY KNOWN AS TROY TOWNSHIP), OAKLAND COUNTY, MICHIGAN ACCORDING TO THE RECORDED PLAT IN LIBER 26 OF PLATS, PAGE 14 OF THE OAKLAND COUNTY RECORDS.

 URBAN LAND CONSULTANTS © CML ENGINEERS PLANNERS LAND SURVEYORS GPS CONSULTANTS 8800 23 MILE ROAD SHELBY TWP., MI 48316-4516 PHONE 586 731-8030 www.urban-landmi.com	LEGEND P.O.B. = Point of Beginning P.O.C. = Point of Commencing P.O.E. = Point of Ending EASE. = Easement	EXHIBIT "A" PROPERTY SKETCH	Date 6-23-2026 Drawn P.S. Check P.S. Sheet 1 OF 1 Job No. 250237-10026
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URBAN LAND CONSULTANTS © CML ENGINEERS GPS CONSULTANTS 8800 23 MILE ROAD SHELBY TWP., MI 48316-4516	PHONE 586 731-8030 www.urban-landmi.com LEGEND P.O.B. = Point of Beginning P.O.C. = Point of Commencing P.O.E. = Point of Ending EASE. = Easement	EXHIBIT "B" STORM WATER MANAGEMENT AREA SKETCH	Date 6-23-2026 Drawn P.S. Check P.S. Sheet 1 OF 1 Job No. 250237-10026
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Exhibit C

Stormwater Management Inspection & Maintenance

1. Inspect the entire system (storm sewer, outlet control structure, and underground detention system) on a schedule as follows:
 - a. Immediately upon completion of installation and site construction close-out
 - b. 6 months after completion
 - c. 12 months after completion
 - d. Annually after that as long as the system remains in service.
2. Also inspect the system at any time that water is found ponding on the ground surface or parking lot pavement or when water is not moving through the entire system as designed.

Storm Sewer System and Outlet Control Structure:

1. Inspection of the storm sewer system includes removing the structure covers and visually inspecting the manhole pipes and sumps for sediment, debris, blockage or pipe/manhole distress. The outlet control structure inspection includes the above, and inspection of the weir wall and orifices for debris, blockage, or distress.
2. Maintenance of the storm sewer system includes cleaning sediment out of the pipes and structure sumps and removing any debris or blockage which could impede storm sewer flow, along with repairing any pipe / manhole distress which could lead to structural failure. Maintenance of the outlet control structure includes the above and cleaning the flow control orifices and maintaining the plastic riser pipe.

Underground Detention System:

1. Inspection of the underground detention system will be per the ADS inspection standards. This includes inspecting the isolator row by opening the lids of the closest NYLOPLAST structures and the inspection port, inspecting visually with a flashlight and stadia rod (or via inserted camera), and measuring the sediment level in the isolator row. This also includes opening and visually inspecting the other NYLOPLAST structures and connecting pipes for any sediment, debris, or blockage.
2. Maintenance: If debris or blockage is found, remove it. If sediment is found 3” deep or deeper in the isolator row or any other chambers, clean the affected chambers per ADS guidelines. This includes using the JETVAC process with a fixed culvert cleaning nozzle and a rear facing spread of 45” (or more) preferred, applying multiple passes of JETVAC until the backflush water is clean, and vacuuming the NYLOPLAST structure sumps as needed until they are clean.
3. For any other underground detention system maintenance or system repair issues, consult with the ADS local representative to obtain current information on ADS recommendations.

PERMANENT EASEMENT
FOR SIDEWALKS

Sidwell #88-20-22-358-028 & -029 (part of)

Z SQUARE REAL ESTATE – EAST STREET, LLC a Michigan limited liability company, Grantor(s), whose address is 6725 Daly Road, Unit 250010, West Bloomfield, MI 48325, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT “A” ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 21st day of July A.D. 2026.

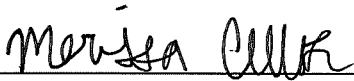
Z Square Real Estate – East Street, LLC,
a Michigan limited liability company

By  (L.S.)
Hammam Zmily
Its: Sole Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of July, 2026, by Hammam Zmily, Sole Member of Z Square Real Estate – East Street, LLC, a Michigan limited liability company, on behalf of the company.

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


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

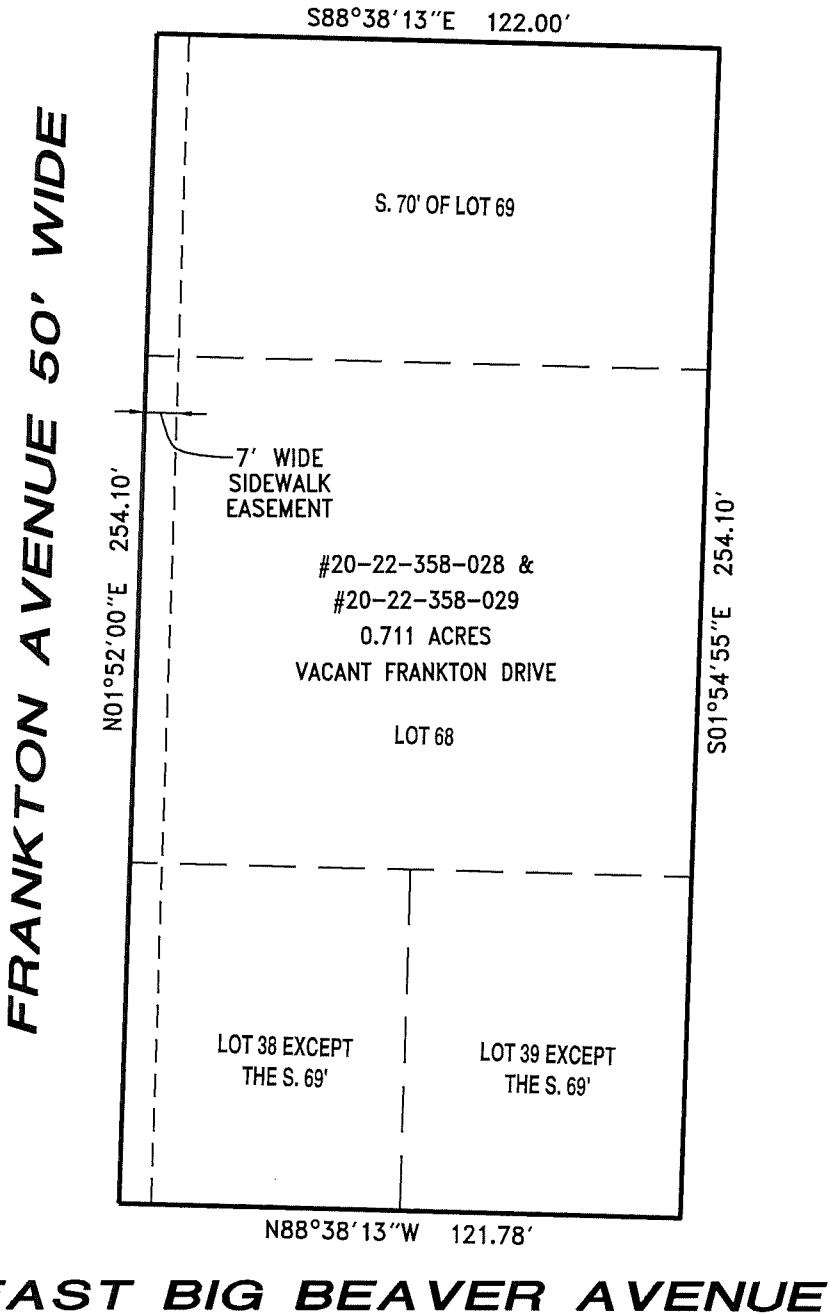
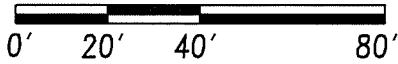
Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084



EASEMENT DRAWING

EXHIBIT A

Scale : 1" = 40'



Property Description:

Lots 38 & 39 except the south 69 feet, Lot 68, the south 70 feet of Lot 69, “Eysters Beaver Gardens” part of the Southwest 1/4 of Section 22, T.2N., R.11E., City of Troy (formerly known as Troy Township), Oakland County, Michigan according to the recorded plat in Liber 26 of Plats, Page 14 of the Oakland County Records.

Sidewalk Easement

The westerly 7 feet of the following described parcel; Lots 38 & 39 except the south 69 feet, Lot 68, the south 70 feet of Lot 69, “Eysters Beaver Gardens” part of the Southwest 1/4 of Section 22, T.2N., R.11E., City of Troy (formerly known as Troy Township), Oakland County, Michigan according to the recorded plat in Liber 26 of Plats, Page 14 of the Oakland County Records.

Rev. 6-29-2026



PHONE 586 731-8030
www.urban-landmi.com

**URBAN
LAND
CONSULTANTS** ©

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
GPS CONSULTANTS

8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND

P.O.B. = Point of Beginning
P.O.C. = Point of Commencing
P.O.E. = Point of Ending
EASE. = Easement

EXHIBIT "A"

SIDEWALK
EASEMENT

Date 6-10-2026
Drawn D.K.Z.
Check J.L.M.
Sheet 1 OF 1

Job No.
250237-10026



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.8.

Date: July 23, 2026

To: Frank Nastasi, City Manager

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

Subject: Request for Approval of a Stormwater Management Operations and Maintenance Agreement, Sara Family, LLC, Sidwell #88-20-13-478-026

History

Sara Family, LLC, has submitted plans to develop a vacant parcel located at the northwest corner of Wattles and Dequindre roads. The vacant parcel is approximately 0.71 acres in size and the plans call for a two-story retail and multifamily building. Engineering plans have been reviewed to include a proposed underground detention system.

Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater and underground detention system on the property.

Financial

There are no financial considerations for this item.

Recommendation

City Management recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

Legal Review

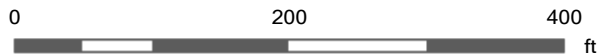
This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between the City of Troy and Sara Family, LLC outlining a plan to install, maintain, and operate a private stormwater system and underground detention facility on the property owned by Sara Family, LLC and identified by Sidwell #88-20-13-478-026.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** the Mayor and City Clerk to **EXECUTE** the Agreement.

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



Print Date: 7/22/2026

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.

Stormwater Management Operations and Maintenance Agreement

This Agreement is made on June 1, 2026, by and between SARA FAMILY, LLC, a Michigan limited liability company, whose address is 4109 17 Mile, Sterling Heights, MI (hereinafter "Owner") and the **CITY OF TROY**, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084. Owner and the City of Troy agree as follows:

48310

Article I. The Subject Property.

- 1.1 Owner owns the property located at and commonly known as vacant 2941 E. Wattles, Troy, MI (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth in *Exhibit A*.

Article II. The Stormwater System.

- 2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth in *Exhibit B*.
- 2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.
- 2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

Article III. The Stormwater O&M Plan.

- 3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth in *Exhibit C* to this Agreement.
- 3.2 The Stormwater O&M plan is subject to approval by the City of Troy.
- 3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity.
- 3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights-of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

- 3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.
- 3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.
- 3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.
- 3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

Article IV. Access and Enforcement.

- 4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.
- 4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.
- 4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.
- 4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.
- 4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.
- 4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

Article V. Term and Covenants.

- 5.1 The Owner agrees that this Agreement shall bind all current and future owners of the property. The Owner agrees in the event that the Subject Property is sold, transferred, or leased to provide information to the new owner, operator, or lessee regarding proper inspection, maintenance and repair of the Stormwater System and Stormwater O&M Plan. The information shall accompany the first deed transfer and include Exhibits B and C and this Agreement. The transfer of this information shall also be required with any subsequent sale, transfer or lease of the Subject Property.
- 5.2 The Owner agrees that the rights, obligations and responsibilities hereunder shall commence upon execution of the Agreement.

Article VI. Claims and Authority.

6.1 The Owner, its agents, representatives, successors and assigns shall defend, indemnify and hold City of Troy harmless from and against any claims, demands, actions, damages, injuries, costs or expenses of any nature whatsoever, hereinafter "Claims", fixed or contingent, known or unknown, arising out of or in any way connected with the design, construction, use, maintenance, repair or operation (or omissions in such regard) of the Stormwater System, appurtenances, connections and attachments thereto which are the subject of this Agreement. This indemnity and hold harmless shall include any costs, expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

6.2 The parties whose signatures appear below hereby represent and warrant that they have the authority and capacity to sign this agreement and bind the respective parties hereto.

IN WITNESS WHEREOF, the Owner and Community have executed this agreement on the day and year first above written.

Sara Family, LLC

a Michigan limited liability company

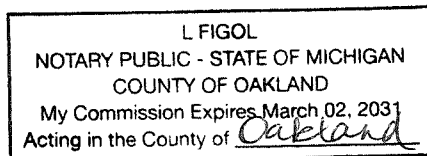
By: NASHWAN HABIB

* nashwanhabib

Its: Managing Member

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this 1st day of June, 2026
by Nashwan Habib, Managing Member of Sara Family, LLC, a Michigan
limited liability company on behalf of the company.



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

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

CITY OF TROY,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

By: _____
M. Aileen Dickson,
Its: City Clerk

STATE OF MICHIGAN)
)ss.
OAKLAND COUNTY)

The foregoing instrument was acknowledged before me on this _____ day of _____, _____
by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal
corporation, on behalf of the municipal corporation.

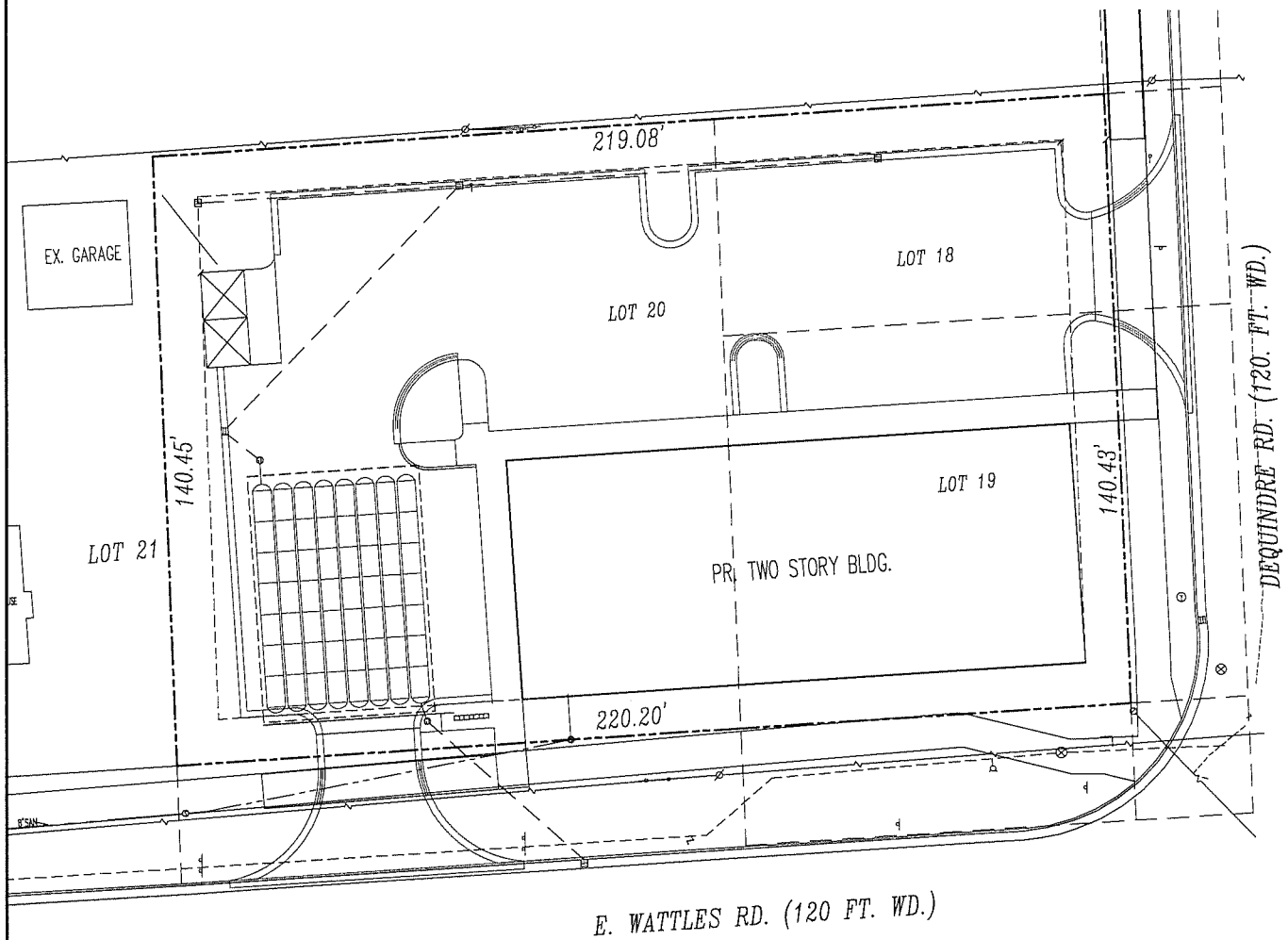
* _____
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:

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

N
SCALE 1"=40'

EXHIBIT A
PROPERTY SKETCH



SURVEY TECH

SURVEYING ENGINEERING
3253 LYNHURST CT.
OAKLAND, MI 48306
TEL. (248) 670-6556

PREPARED FOR : ZENITH DEVELOPMENT

SCALE: 1"=20' DATE: 04-09-2026 JOB # : 24121 DRAWN BY: M.M.F. SHEET: 1 OF 2

EXHIBIT A
PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND AND STATE OF MICHIGAN, MORE FULLY DESCRIBED AS:
LOTS 18, 19 AND 20 EXCEPT THE EAST 27 FEET ABUTTING DEQUINDRE RD AND SOUTHERN 27 FEET ABUTTING WATTLES ROAD
"SUPERVISOR'S PLAT OF FORSYTH ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13, PAGE 55 OF PLATS,
OAKLAND COUNTY RECORDS.

SURVEY TECH

SURVEYING ENGINEERING
3253 LYNHURST CT.
OAKLAND, MI 48306
TEL. (248) 670-6556

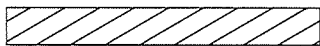
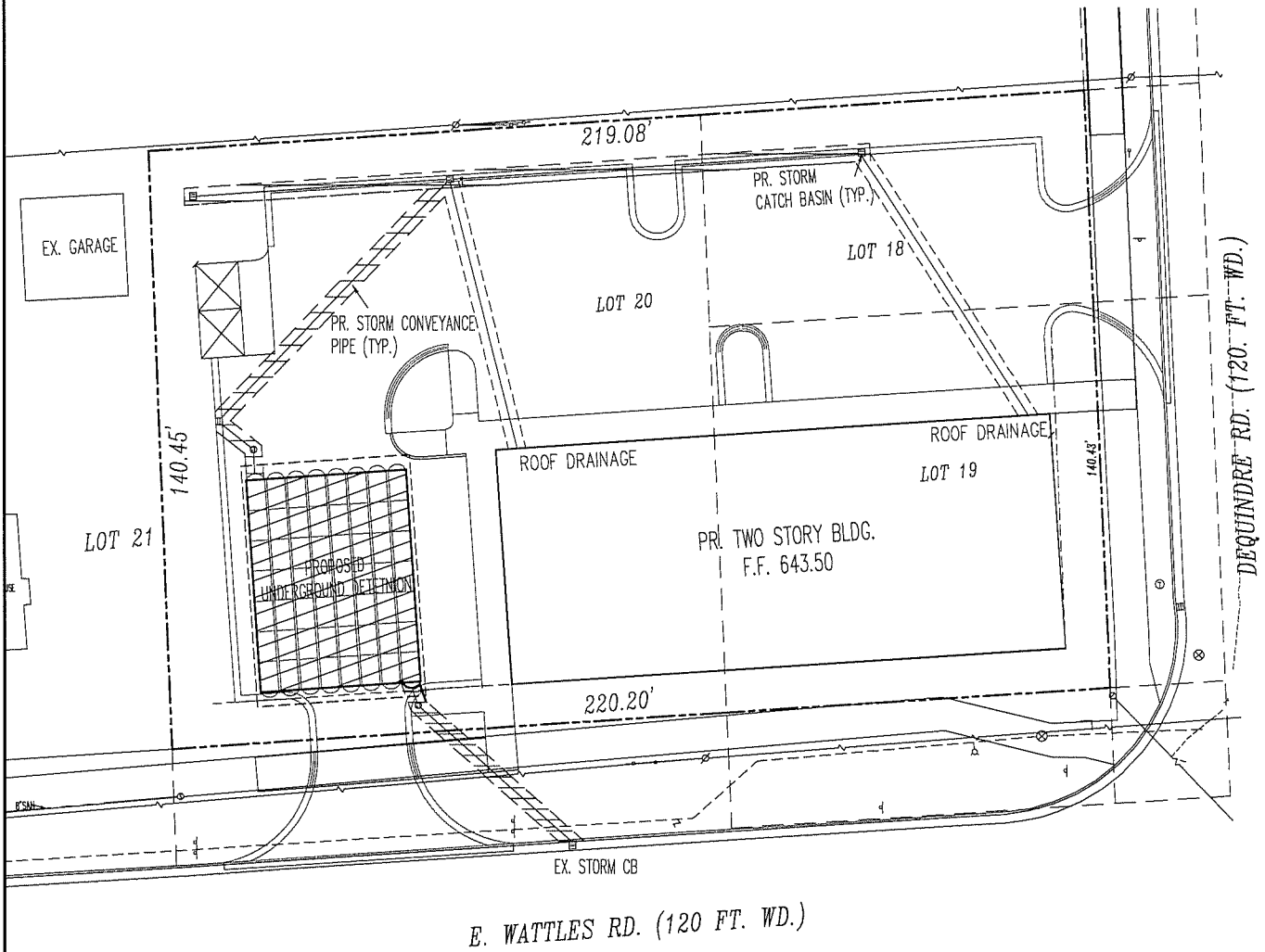
PREPED FOR : ZENITH DEVELOPMENT
JOB # : 24121 DATE: 04-09-2026 DRAWN: M.M.F



SCALE 1"=40'

EXHIBIT B

OVERALL STORMWATER MANAGEMENT SYSTEM SKETCH



INDICATES LIMITS OF MAINTANANCE FOR
STORMWATER MANAGEMENT SYSTEM

PREPED FOR : ZENITH DEVELOPMENT

SCALE: 1"=20' DATE: 04-09-2026 JOB # : 24121 DRAWN BY: M.M.F. SHEET: 1 OF 1

SURVEY TECH

SURVEYING ENGINEERING

3253 LYNHURST CT.
OAKLAND, MI 48306

TEL. (248) 670-6556

EXHIBIT 'C'

OPERATIONS AND MAINTENANCE MANUAL

ZENITH DEVELOPMENT – 2941 E. WATTLES ROAD, TROY, MI 48085

PARCEL I.D. 20-13-478-026

STORMWATER MAINTENANCE PLAN

PROPERTY OWNER:

SARA FAMILY, LLC
4109 17 MILE ROAD, STERLING HEIGHTS, MI 48310

Prepared by:
R&Z Engineering, PLLC
2550 Telegraph Rd.,
Bloomfield Hills, Michigan 48302
Suite #114
Phone: (248) 915-1600
Contact: Zack Hanna, P.E.

June 25, 2026

OPERATION AND MAINTENANCE MANUAL

INTRODUCTION:

This manual identifies the ownership, operation and maintenance responsibilities for all storm water management systems including the storm drain conveyance system, restricted outlet, parking lot surface ponding, underground detention, Arcadia separator, StormTech isolator, swale, underdrains, landscaping, and mechanical pre-treatment device as incorporated into and detailed on the approved Construction Plans as Prepared by RZ Engineering, PLLC. In order to comply with the local best management practices (BMP) requirements, this manual should serve as a minimum performance standard. This manual should be retained intact and read in its entirety by all parties responsible for the operations and maintenance of the on-site BMP's.

OWNER:

SARA FAMILY, LLC
4109 17 MILE ROAD, SERLING HEIGHTS, MI 48310

PROPERTY INFORMATION:

This Operations and Maintenance Manual covers the storm water systems located at the following subject property:
PARCEL I.D. 20-13-478-026

PROPERTY DESCRIPTION

LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, AND STATE OF MICHIGAN, MORE FULLY DESCRIBED AS: LOT 18, 19, AND 20 EXCEPT THE EAST 27 FEET, ABUTTING DEQUINDRE ROAD AND SOUTHERN 27 FEET ABUTTING WATTLES ROAD "SUPERVISOR'S PLAT OF FORSYTH ACRES", ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13, PAGE 55 OF PLATS, OACKLAND COUNTY RECORDS.

STORMWATER MAINTENANCE EXHIBIT:

Exhibit 'B' of the Storm Water Maintenance Agreement is the Storm Water System which provides a clear presentation of all components of the storm water system. This system is subject to the long-term operation and maintenance responsibilities detailed in this manual. The system includes:

- Storm Sewer Pipes
- Storm Sewer Collection System & Structures (swales, manholes, inlets, catch basins, etc.)
- Arcadia separator
- StormTech isolator

- Outlet Control Structure

INSPECTIONS:

The frequency of system inspections outlined in the manual and attached exhibits should be considered the minimum, if no events warrant additional inspections. The frequency of inspections should be fine-tuned over time as system specific conditions are better known and the rate at which certain maintenance operations need to be performed is better understood. Maintenance Inspection Checklists are provided for each of the BMP's in this system. Inspections should be performed by personnel responsible for maintenance and may need to be certified for confined space entry, depending on the component being inspected. Operation of the definition system, outlet control structures and pre-treatment devices may need to be inspected by a practicing civil engineer familiar with their operation.

Records of all routine inspections and any work performed on the system for maintenance, repair, or replacement should be maintained by the owner and kept for a minimum of ten (10) years. A copy of all records should be provided to the City of Troy Engineering Division. The records should include this manual, all inspection sheets, approved construction plans and as-built documents, a maintenance log of work performed to the system(s) and contact information for the system inspector, civil engineer, landscape architect, geotechnical engineer and contractor involved with the system.

STORM WATER SYSTEMS MAINTENANCE:

Regular inspection and maintenance of BMP's are necessary if these facilities are to consistently perform up to expectations. Stormwater systems are expected to perform quality and quantity control functions as long as the land use they serve exists. Failure to maintain these systems can create the following adverse impacts:

- Increased pollutants to surrounding surface water features
- Potential property damage resulting from excessive flooding.
- Potential loss of life or property resulting from catastrophic failure of the facility
- Aesthetic or nuisance conditions, such as mosquitos or reduced property values due to a degraded facility appearance.

Most of the impacts can be avoided through proper and timely inspection and maintenance. A major concern associated with these impacts is the general public's expectations related to the quality of life provided, in part, by construction of these systems. Inadequate maintenance means the general public may have a false sense of security. The most common cause of stormwater system failure is the lack of adequate and proper operation, inspection, maintenance, and management.

Good design and construction can reduce subsequent maintenance needs and costs, but they cannot eliminate the need for maintenance altogether. Maintenance requires a long term commitment of time,

money, personnel, and equipment. Monitoring the overall performance of the stormwater management system is a major aspect of any maintenance program.

The maintenance responsibilities for these systems lie with the current property owner and transfer with the property in perpetuity. If maintenance of the system is not performed, the City of Troy reserves the right to enter property and perform all necessary work at the property owners' cost. Refer to the *Stormwater Management Operations and Maintenance Agreement* for additional details.

General Maintenance Items:

Parking Lot Sweeping:

Routine sweeping of all paved surfaces provides a more attractive appearance and removes accumulations of sediment and trash that tend to migrate into stormwater management systems during rainfall events. Parking lot sweeping should be performed quarterly or as necessary to limit sediment and trash build-up.

Grass Mowing and Maintenance:

Mowing requirements at a facility should be designed to the specific site conditions, grass types and seasonal variations in climate. Grassed areas require periodic fertilizing, de-thatching and soil conditioning in order to maintain healthy growth. Provisions will need to be made to reseed and reestablish grass cover in areas damaged by sediment accumulation, stormwater flow, erosion or other causes. Dead turf will need to be replaced after being discovered. Inspection of the grass areas and other landscaping features should be made annually.

Trash and Debris Removal:

Removal of trash and debris from all areas of the property should be performed monthly. Removal of these items will prevent damage to vegetated areas and eliminate their potential to inhibit the operation of any of the stormwater management systems. Sediment, debris, and trash that are removed and collected should be disposed of according to local, State and Federal regulations at suitable disposal and/or recycling centers.

Stormwater System Maintenance Items:

The following narratives give an overview of the maintenance requirements of the different components of the stormwater system. The inspection checklists attached to this report offer a more complete listing of what should be inspected, when inspection should occur and the likely frequency of maintenance activities.

Storm Sewer, Structures, Underground Detention and Sedimentation Control Structures:

Catch basins, inlets, manholes, outlet control structures, flow control manholes, and storm sewer pipes should be inspected to check for sediment accumulation and clogging, floatable debris, dead vegetation,

etc. The structures and sewers should also be observed during a wet weather event to ensure their proper operation. Accumulated sediment and debris should be removed on an annual basis or as needed by observed conditions. Structural repairs or maintenance should occur as needed based on observed conditions such as cracks, spalling, joint failure, leakage, misalignment, or settlement of structures. A civil engineer should be retained if problems are thought to exist.

Stormwater Pre-Treatment Devices:

Refer to the attached maintenance manuals from the manufacturer for all inspection and maintenance requirements for the pre-treatment structures.

The following pages include inspection checklists for the various devices and components listed above as well as the manufacturer's manuals for the stormwater pre-treatment structures.

EXHIBIT C

STORM WATER MANAGEMENT SYSTEM MAINTENANCE PLAN AND SCHEDULE

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE SCHEDULE

MAINTENANCE ACTIVITIES	SYSTEM COMPONENTS	STORM COLLECTION SYSTEM SEWERS , SWALES, CATCH BASINS, MANHOLES	MANUFACTURED TREATMENT SYSTEM	OUTLET CONTROL STRUCTURE & OUTLET PIPE	PAVEMENT AREAS	FREQUENCY
MONITORING/INSPECTIONS						
INSPECT FOR SEDIMENT ACCUMULATION/CLOGGING*		X	X	X		ANNUALY
INSPECT FOR FLOATABLES, DEAD VEGETATION & DEBRIS		X	X	X		ANNUALY & AFTER MAJOR EVENTS
INSPECT FOR EROSION AND INTEGRITY OF SYSTEM		X	X	X		ANNUALY & AFTER MAJOR EVENTS
INSPECT ALL COMPANENTS DURING WET WEATHER AND COMPARE TO AS BUILT PLANS		X	X	X		ANNUALY
ENSURE MAINTENANCE ACCESS REMAIN OPEN/CLEAR						ANNUALY
PREVENTATIVE MAINTENANCE						
REMOVE ACCUMULATED SEDIMENTS*		X	X	X		AS NEEDED (SEE NOTES BELOW)
REMOVE FLOATABLES, DEAD VEGETATION & DEBRIS		X	X	X		AS NEEDED
MAINTAIN VEGETATION GROWTH AND PREVENT INVASIVE SPECIES						AS NEEDED
SWEEPING OF PAVED SURFACES					X	AS NEEDED
REMEDIAL ACTIONS						
REPAIR/STABILIZE AREAS OF EROSION		X				AS NEEDED
STRUCTURAL REPAIR		X	X	X	X	AS NEEDED
MAKE ADJUSTMENTS/REPAIRS TO ENSURE PROPER FUNCTIONING		X	X	X	X	AS NEEDED

NOTE: * MANUFACTURED TREATMENT SYSTEM AND UNDERGROUND DETENTION SYSTEM TO BE CLEANED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS; AT A MINIMUM, WHENEVER SEDIMENTS ACCUMULATE TO A DEPTH 6-12 INCHES, OR IF SEDIMENT RESUSPENSION IS OBSERVED

Project
Zenith Development
2941 E. WATTLES ROAD,
TROY, MI 48085

Owner
Sara Family, LLC
4109 17 MILE ROAD
STERLING HEIGHTS, MI 48310

Engineer
R&Z Engineering, PLLC
2550 S. TELEGRAPH RD
BLOOMFEILD HILLS, MI48302



RZ ENGINEERING, PLLC (248)915-1600

LICENSED PROFESSIONAL ENGINEERS & ARCHITECTS



Maintenance Guide

One of Arcadia's advantages is the ease of maintenance. Like any system that collects pollutants, the Arcadia hydrodynamic separator must be regularly maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The system is designed to minimize the volume of water lost during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the amount of captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is necessary to determine the need for and frequency of maintenance. Inspections should begin as soon as construction is complete and then on an annual basis ongoing. Under normal use, the system will need to be cleaned every 1-3 years.

Sites that have excessive oil, fuel or sediment runoff may shorten the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it reaches the top of the captured sediment. Mark this spot on the rod, then continue pushing the rod through the sediment until it reaches the bottom of the sump. Next, mark the second spot on the rod then compare the two markings to determine the depth of the captured sediment.

Maintenance should occur when the sediment has reached a depth of 18" (450 mm).



adspipe.com
800-821-6710

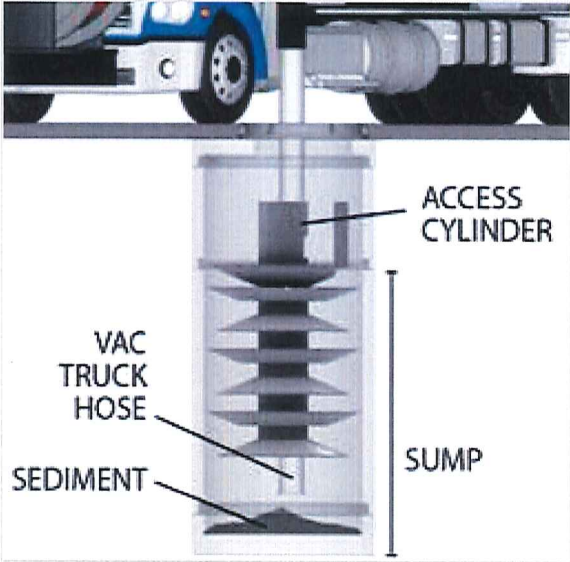
Arcadia Storage Capacities

Model	Manhole Diameter in (mm)	Total System Volume Gallons (Liters)	Treatment Chamber Capacity Gallons (Liters)	Standard Sediment Capacity (18" depth) Yards ³ (m ³)	NJDEP Sediment Capacity (50% of Standard Depth) Yards ³ (m ³)
AR3	36 (914)	242 (917)	203 (767)	0.39 (0.30)	0.19 (0.15)
AR4	48 (1219)	635 (2402)	564 (2135)	0.70 (0.53)	0.35 (0.27)
AR5	60 (1524)	991 (3753)	881 (3336)	1.09 (0.83)	0.55 (0.42)
AR6	72 (1829)	1428 (5404)	1269 (4804)	1.57 (1.20)	0.79 (0.60)
AR8	96 (2438)	4136 (15656)	3854 (14588)	2.79 (2.14)	1.40 (1.07)
AR10	120 (3048)	7931 (30022)	7490 (28354)	4.36 (3.34)	2.18 (1.67)

Maintenance Procedures

1. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the unit assembly. Access this area through the access cylinder (larger than 10" (254 mm) diameter for all sizes).
2. Use a vacuum truck or other similar equipment to remove all water, debris, oil and sediment. See Figure 1.
3. Use a high pressure hose to clean the manhole of all remaining sediment and debris. Then, use the vacuum truck to remove the water.
4. Fill the clean manhole with water until the level reaches the invert of the outlet pipe.
5. Replace the manhole cover.
6. Dispose of the polluted water, oil, sediment and trash at an approved facility.
 - a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for authorization to discharge the liquid.
 - b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.
 - c. Additional local regulations may apply to the maintenance procedure.

Figure 1

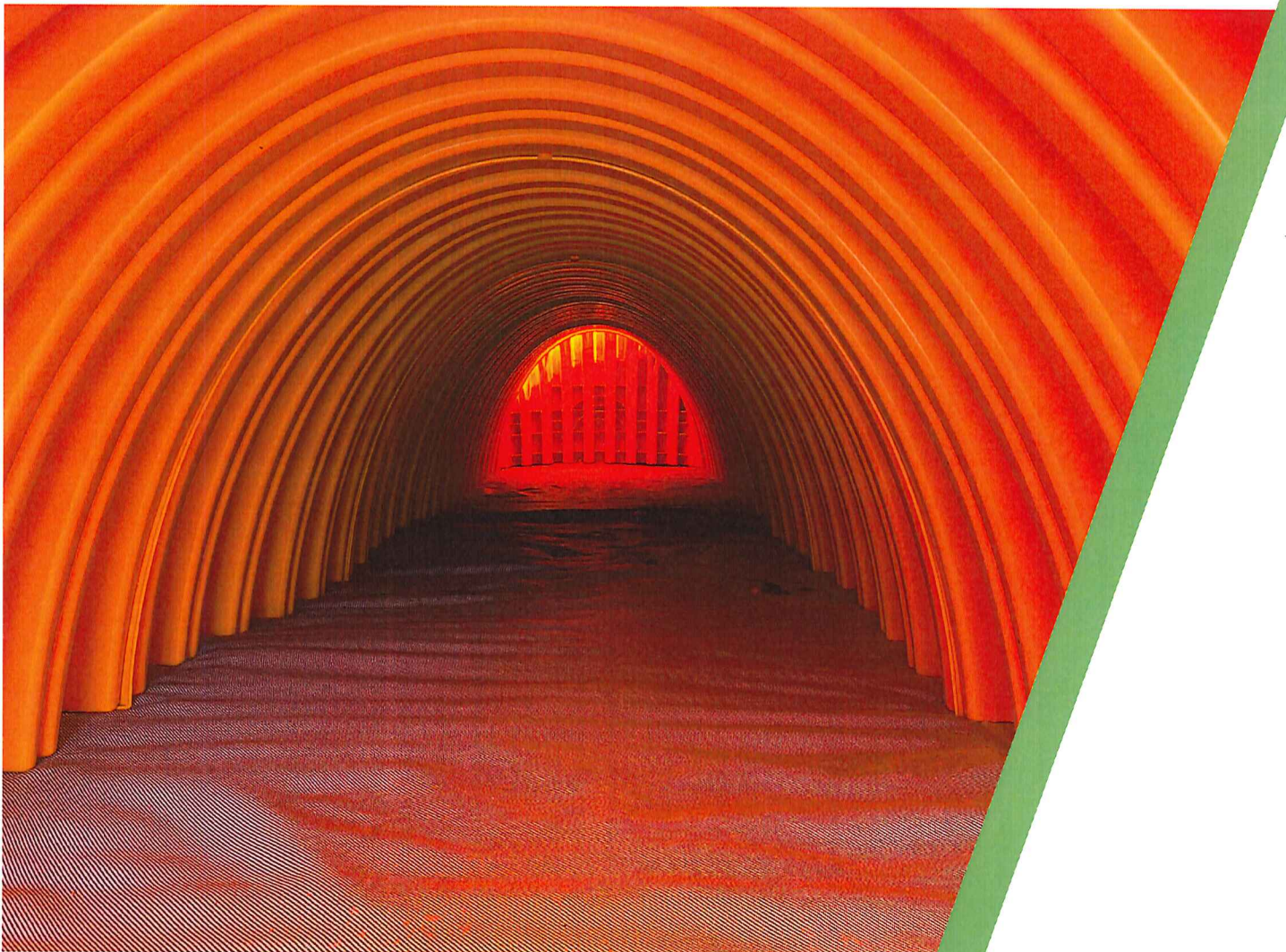


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adspipe.com
800-821-6710

Isolator[®] Row Plus

O&M Manual



The Isolator® Row Plus

Introduction

An important component of any Stormwater Pollution Prevention Plan is inspection and maintenance. The StormTech Isolator Row Plus is a technique to inexpensively enhance Total Suspended Solids (TSS), Total Phosphorus (TP), Total Petroleum Hydrocarbons (TPH) and Total Nitrogen (TN) removal with easy access for inspection and maintenance.

The Isolator Row Plus

The Isolator Row Plus is a row of StormTech chambers, either SC-160, SC-310, DC-780, SC-800, MC-3500, MC-4500 or MC-7200 models, are lined with filter fabric and connected to a closely located manhole for easy access. The fabric lined chambers provide for sediment settling and filtration as stormwater rises in the Isolator Row Plus and passes through the filter fabric. The open bottom chambers allow stormwater to flow vertically out of the chambers. Sediments are captured in the Isolator Row Plus protecting the adjacent stone and chambers storage areas from sediment accumulation.

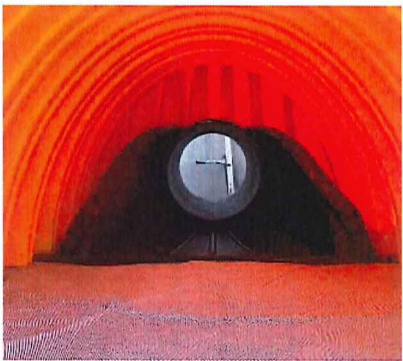
ADS Isolator Row and Plus fabric are placed between the stone and the Isolator Row Plus chambers. The woven geotextile provides a media for stormwater filtration, a durable surface for maintenance, prevents scour of the underlying stone and remains intact during high pressure jetting.

The Isolator Row Plus is designed to capture the “first flush” runoff and offers the versatility to be sized on a volume basis or a flow-rate basis. An upstream manhole provides access to the Isolator Row Plus and includes a high/low concept such that stormwater flow rates or volumes that exceed the capacity of the Isolator Row Plus bypass through a manifold to the other chambers. This is achieved with an elevated bypass manifold or a high-flow weir. This creates a differential between the Isolator Row Plus row of chambers and the manifold to the rest of the system, thus allowing for settlement time in the Isolator Row Plus. After Stormwater flows through the Isolator Row Plus and into the rest of the chamber system it is either exfiltrated into the soils below or passed at a controlled rate through an outlet manifold and outlet control structure.

The Isolator Row Plus Flamp™ is a flared end ramp apparatus attached to the inlet pipe on the inside of the chamber end cap. The FLAMP provides a smooth transition from pipe invert to fabric bottom. It is configured to improve chamber function performance by enhancing outflow of solid debris that would otherwise collect at the chamber's end, or more difficult to remove and require confined space entry into the chamber area. It also serves to improve the fluid and solid flow into the access pipe during maintenance and cleaning and to guide cleaning and inspection equipment back into the inlet pipe when complete.

The Isolator Row Plus may be part of a treatment train system. The treatment train design and pretreatment device selection by the design engineer is often driven by regulatory requirements. Whether pretreatment is used or not, StormTech recommend using the Isolator Row Plus to minimize maintenance requirements and maintenance costs.

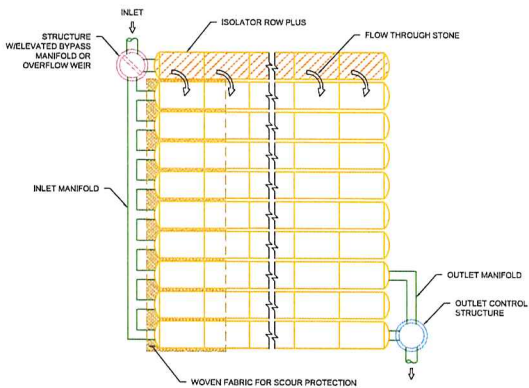
Note: See the StormTech Design Manual for detailed information on designing inlets for a StormTech system, including the Isolator Row Plus.



Looking down the Isolator Row Plus from the manhole opening, ADS Plus Fabric is shown between the chamber and stone base.



StormTech Isolator Row Plus with Overflow Structure (not to scale)



Isolator Row Plus Inspection/Maintenance

Inspection

The frequency of inspection and maintenance varies by location. A routine inspection schedule needs to be established for each individual location based upon site specific variables. The type of land use (i.e. industrial, commercial, residential), anticipated pollutant load, percent imperviousness, climate, etc. all play a critical role in determining the actual frequency of inspection and maintenance practices.

At a minimum, StormTech recommends annual inspections. Initially, the Isolator Row Plus should be inspected every 6 months for the first year of operation. For subsequent years, the inspection should be adjusted based upon previous observation of sediment deposition.

The Isolator Row Plus incorporates a combination of standard manhole(s) and strategically located inspection ports (as needed). The inspection ports allow for easy access to the system from the surface, eliminating the need to perform a confined space entry for inspection purposes.

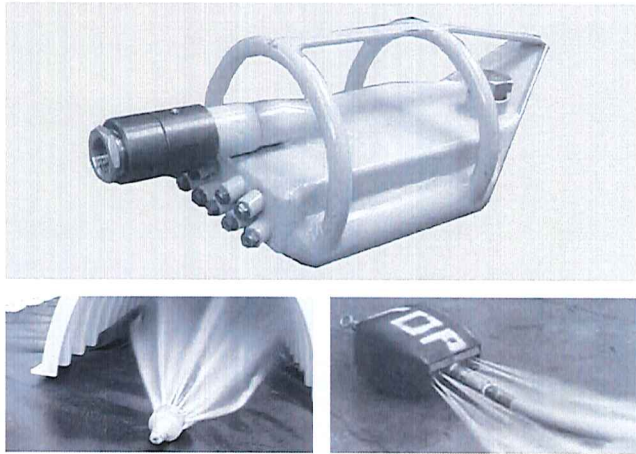
If upon visual inspection it is found that sediment has accumulated, a stadia rod should be inserted to determine the depth of sediment. When the average depth of sediment exceeds 3" (75 mm) throughout the length of the Isolator Row Plus, clean-out should be performed.

Maintenance

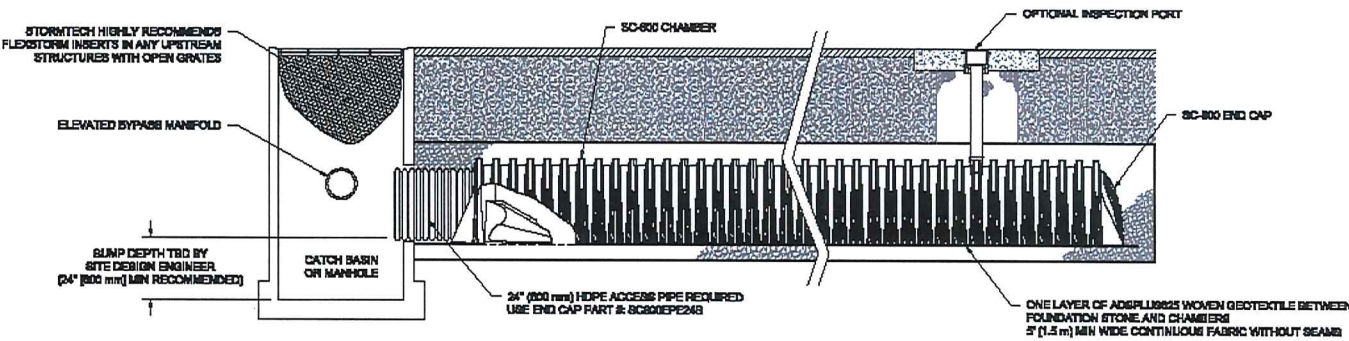
The Isolator Row Plus was designed to reduce the cost of periodic maintenance. By "isolating" sediments to just one row, costs are dramatically reduced by eliminating the need to clean out each row of the entire storage bed. If inspection indicates the potential need for maintenance, access is provided

via a manhole(s) located on the end(s) of the row for cleanout. If entry into the manhole is required, please follow local and OSHA rules for a confined space entry.

Maintenance is accomplished with the JetVac process. The JetVac process utilizes a high pressure water nozzle to propel itself down the Isolator Row Plus while scouring and suspending sediments. As the nozzle is retrieved, the captured pollutants are flushed back into the manhole for vacuuming. Most sewer and pipe maintenance companies have vacuum/JetVac combination vehicles. Selection of an appropriate JetVac nozzle will improve maintenance efficiency. Fixed nozzles designed for culverts or large diameter pipe cleaning are preferable. Rear facing jets with an effective spread of at least 45" are best. StormTech recommends a maximum nozzle pressure of 2000 psi be utilized during cleaning. JetVac reels can vary in length. For ease of maintenance, ADS recommends Isolator Row Plus lengths up to 200' (61 m). **The JetVac process shall only be performed on StormTech Isolator Row Plus that have ADS Plus Fabric (as specified by StormTech) over their angular base stone.**



StormTech Isolator Row Plus (not to scale)



Isolator Row Plus Step By Step Maintenance Procedures

Step 1

Inspect Isolator Row Plus for sediment.

- A) Inspection ports (if present)
 - i. Remove lid from floor box frame
 - ii. Remove cap from inspection riser
 - iii. Using a flashlight and stadia rod, measure depth of sediment and record results on maintenance log.
 - iv. If sediment is at or above 3 inch depth, proceed to Step 2. If not, proceed to Step 3.
- B) All Isolator Row Plus
 - i. Remove cover from manhole at upstream end of Isolator Row Plus
 - ii. Using a flashlight, inspect down Isolator Row Plus through outlet pipe
 - 1. Mirrors on poles or cameras may be used to avoid a confined space entry
 - 2. Follow OSHA regulations for confined space entry if entering manhole
 - iii. If sediment is at or above the lower row of sidewall holes (approximately 3 inches), proceed to Step 2.
 - iv. If not, proceed to Step 3.

Step 2

Clean out Isolator Row Plus using the JetVac process.

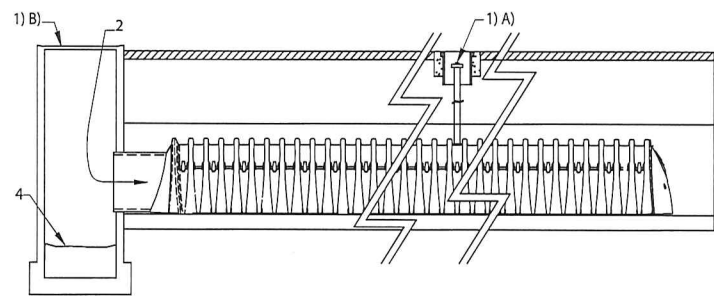
- A) A fixed floor cleaning nozzle with rear facing nozzle spread of 45 inches or more is preferable
- B) Apply multiple passes of JetVac until backflush water is clean
- C) Vacuum manhole sump as required

Step 3

Replace all caps, lids and covers, record observations and actions.

Step 4

Inspect & clean catch basins and manholes upstream of the StormTech system.



Sample Maintenance Log

Date	Stadia Rod Readings		Sedi- ment Depth (1)-(2)	Observations/Actions	Inspector
	Fixed point to chamber bottom (1)	Fixed point to top of sediment (2)			
3/15/11	6.3 ft	none		New installation. Fixed point is CI frame at grade	DJM
9/24/11		6.2	0.1 ft	Some grit felt	SM
6/20/13		5.8	0.5 ft	Mucky feel, debris visible in manhole and in Isolator Row Plus, maintenance due	NV
7/7/13	6.3 ft		0	System jetted and vacuumed	DJM

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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.9.

Date: July 23, 2026

To: Frank Nastasi, City Manager

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

Subject: Request for Acceptance of a Permanent Easement, Sidwell #88-20-22-358-025

History

As part of the development of a vacant parcel, the City of Troy received a permanent easement for storm sewers and surface drainage from Dina Gurevich, owner of the property, having Sidwell #88-20-22-358-025.

The parcel is zoned R-1E, One Family Residential and located in the southwest ¼ of Section 22, on Frankton north of Big Beaver.

Financial

The consideration amount on this document is \$1.00.

Recommendation

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

Suggested Resolution:

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for storm sewers and surface drainage from Dina Gurevich, owner of the property having Sidwell #88-20-22-358-025.

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



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

Sidwell #88-20-22-358-025 (part of)

Dina Gurevich, Grantor, whose address is 1498 Southwest 4th Court, Boca Raton, FL 33432, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage** said easement for land situated in the City of Troy, Oakland County, Michigan described as:

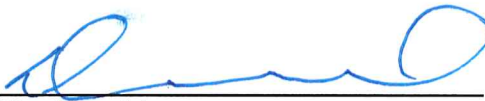
The east 12 feet and south 6 feet of the following described parcel:
T2N, R11E, SEC 22 EYSTERS BEAVER GARDENS S 68 FT OF LOT 71 4-13-94 FR 023 AS
RECORDED IN OAKLAND COUNTY RECORDS.

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)
this 8th day of July A.D. 2026.

By: 
Dina Gurevich

[Acknowledgment on Following Page]

STATE OF MICHIGAN)
COUNTY OF Oakland)

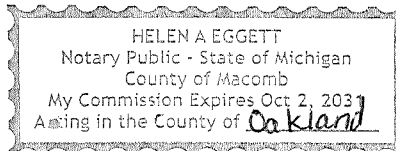
The foregoing instrument was acknowledged before me this 8 ^{July} day of ~~April~~, 2026, by Dina Gurevich.

Helen A Eggett
*

Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol, SR/WA
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.2.a.

Agenda Item:

O.2.a. Troy Police 2nd Quarter Report

ATTACHMENT(S):

20260727 Troy Police 2nd Quarter Report

City of Troy Police Department 2nd Quarter Report 04/01/2026 – 06/30/2026



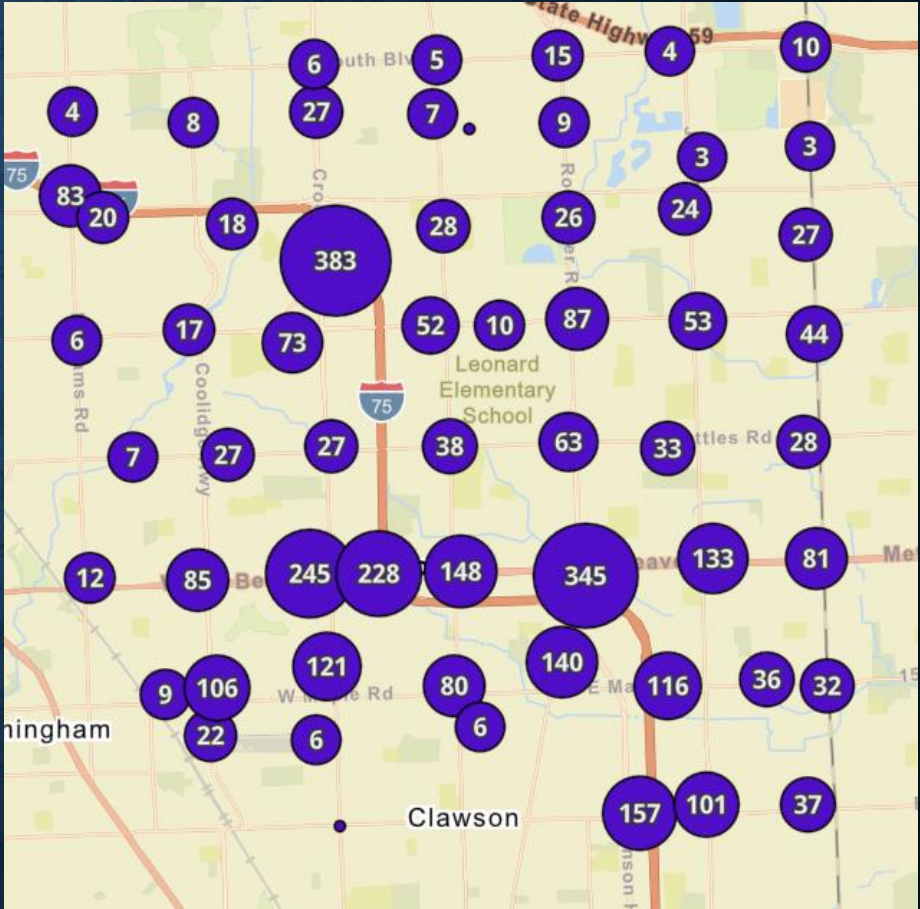
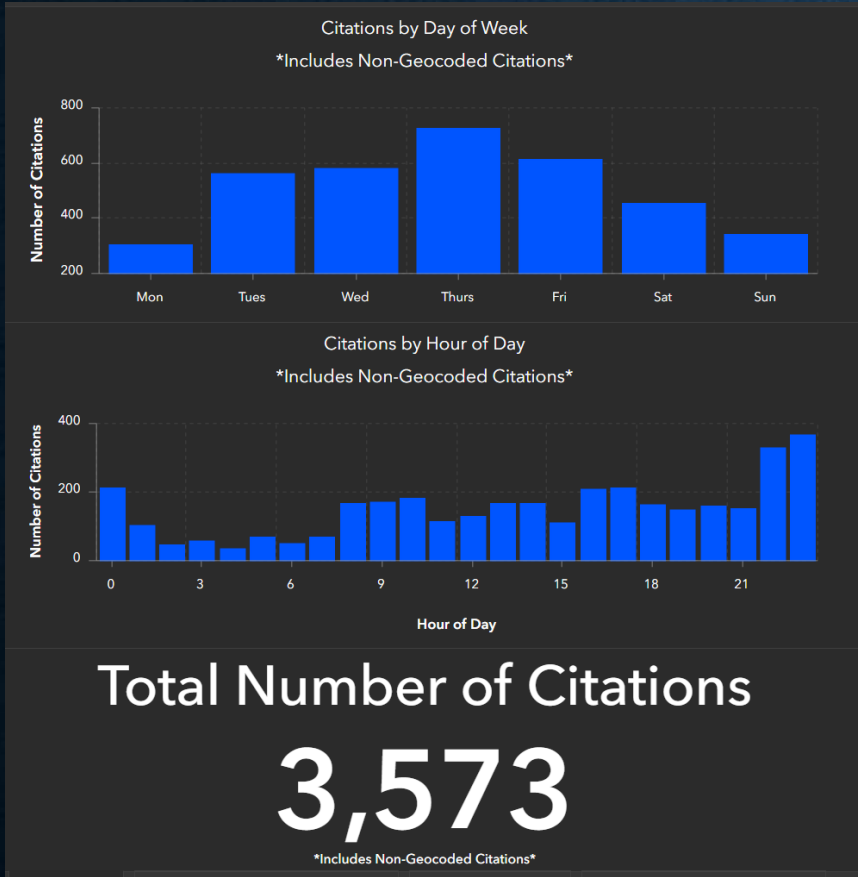


Index:

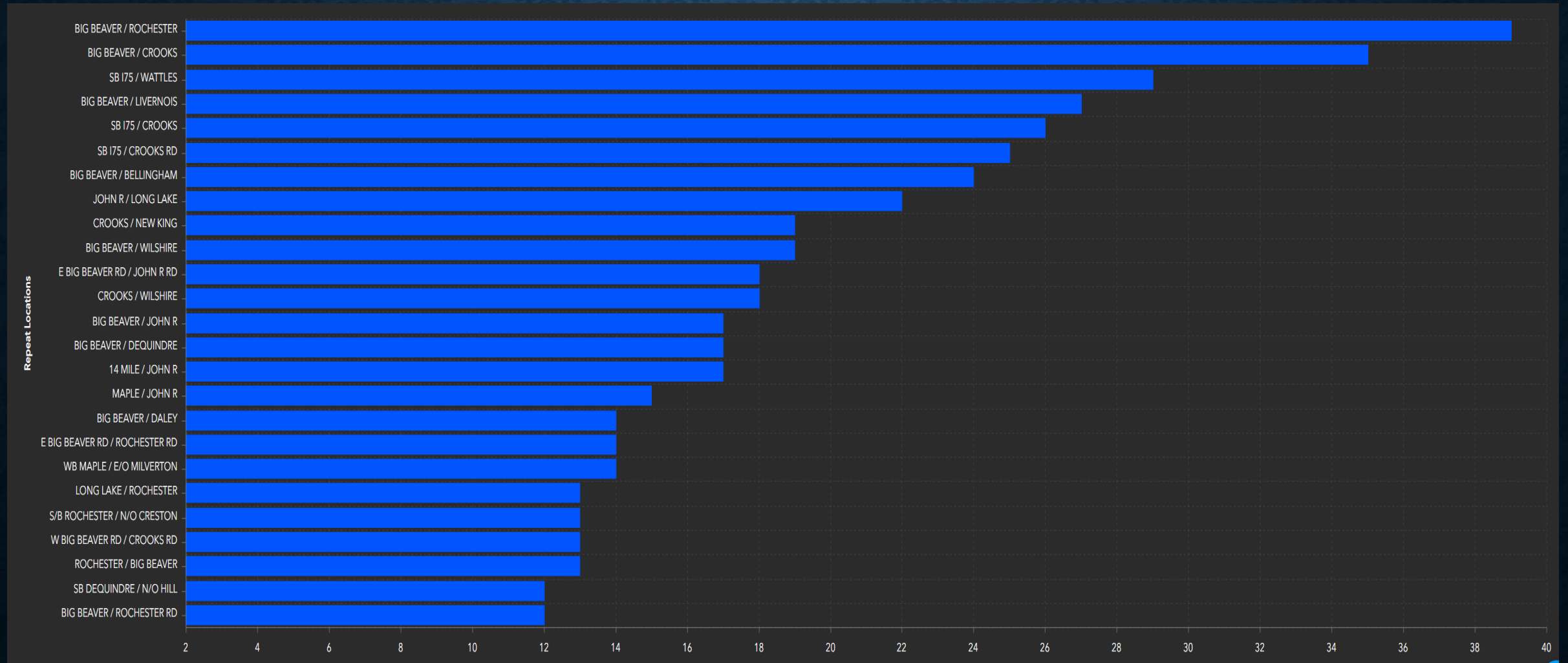
1. Citation Data
2. Citation Data – top 25 repeat locations
3. Calls for service data by day of the week, time of day and location
4. Calls for service data – top 25 repeat locations
5. Crash data by day of the week, time of day and location
6. Crash data – Top 25 repeat locations
7. Arrest charge data
8. Arrest data by location
8. Criminal Investigations Unit
9. CoResponder Data
10. Communications Center
11. Staffing Update
12. Press releases / Mug Shots



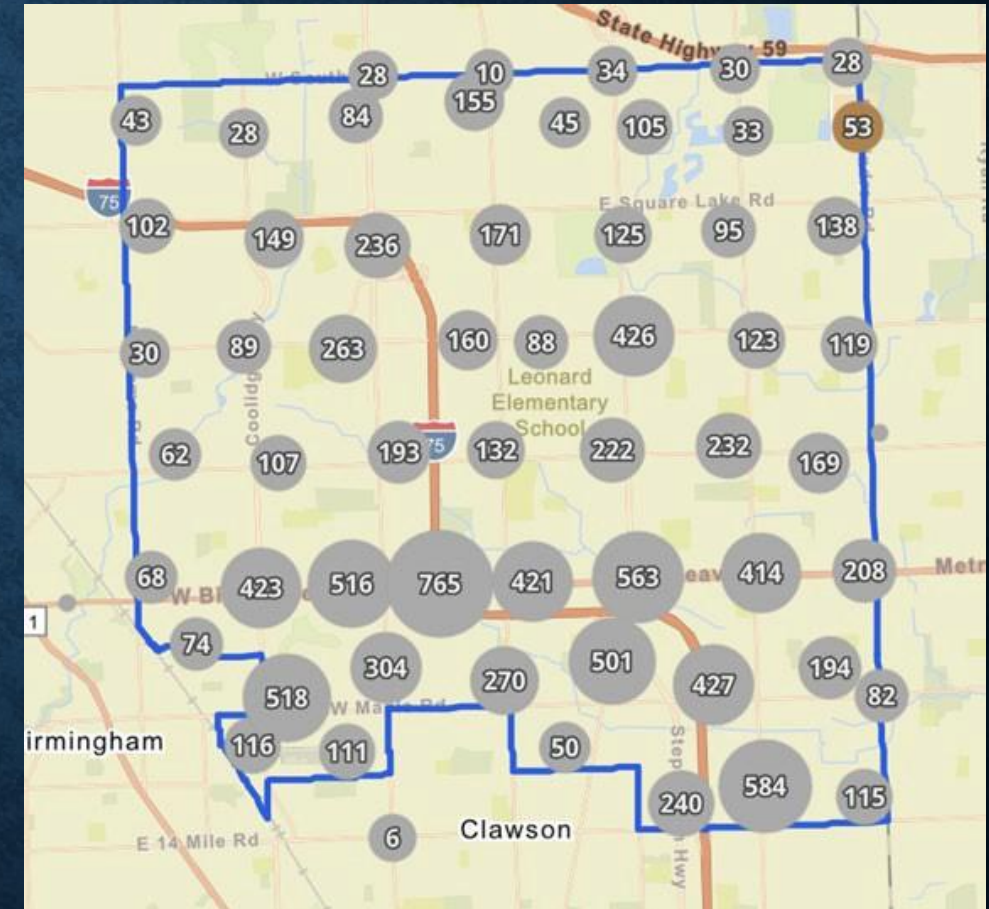
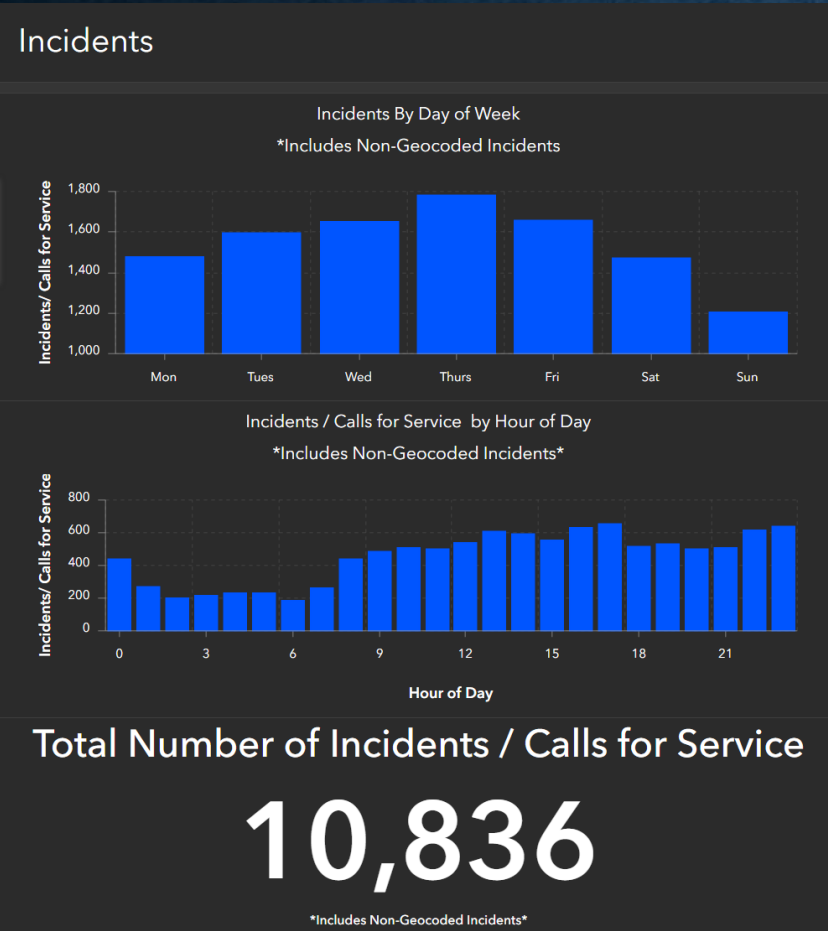
CITATION DATA



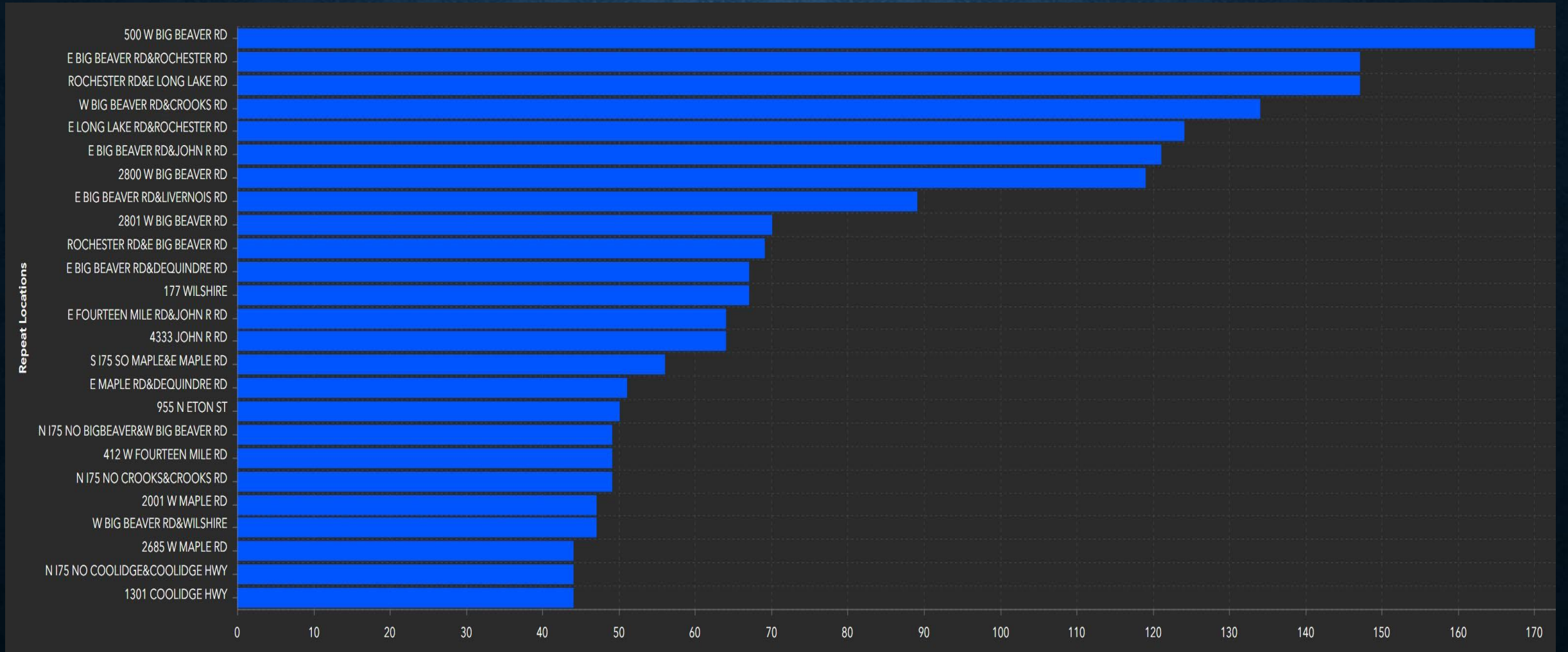
CITATION DATA – TOP 25 REPEAT LOCATIONS



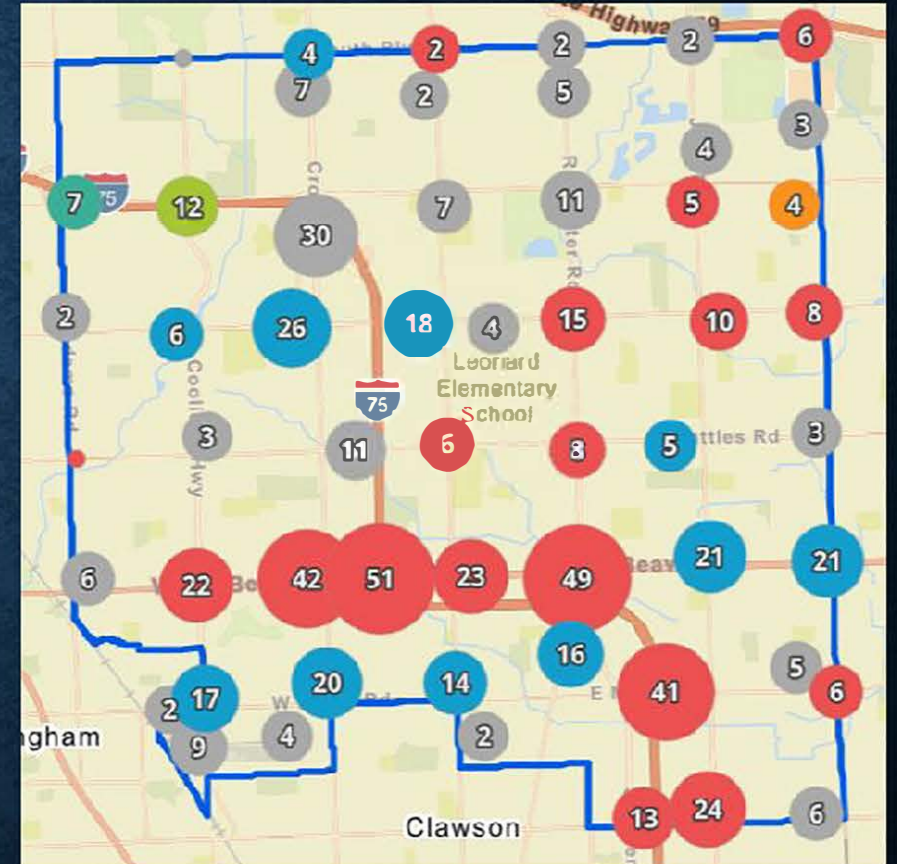
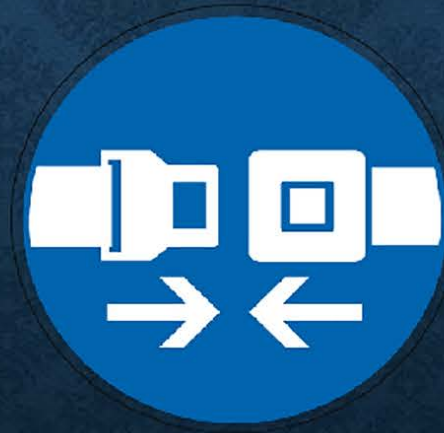
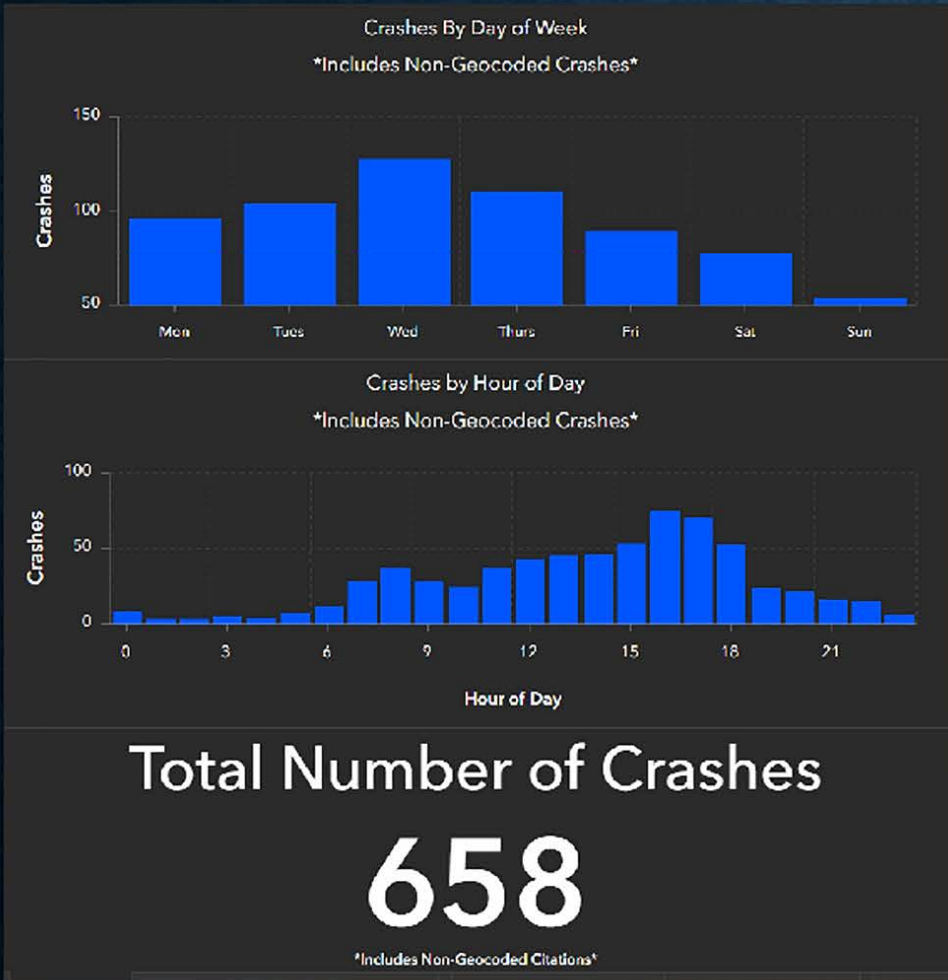
CALLS FOR SERVICE BY DAY OF THE WEEK, TIME AND LOCATION



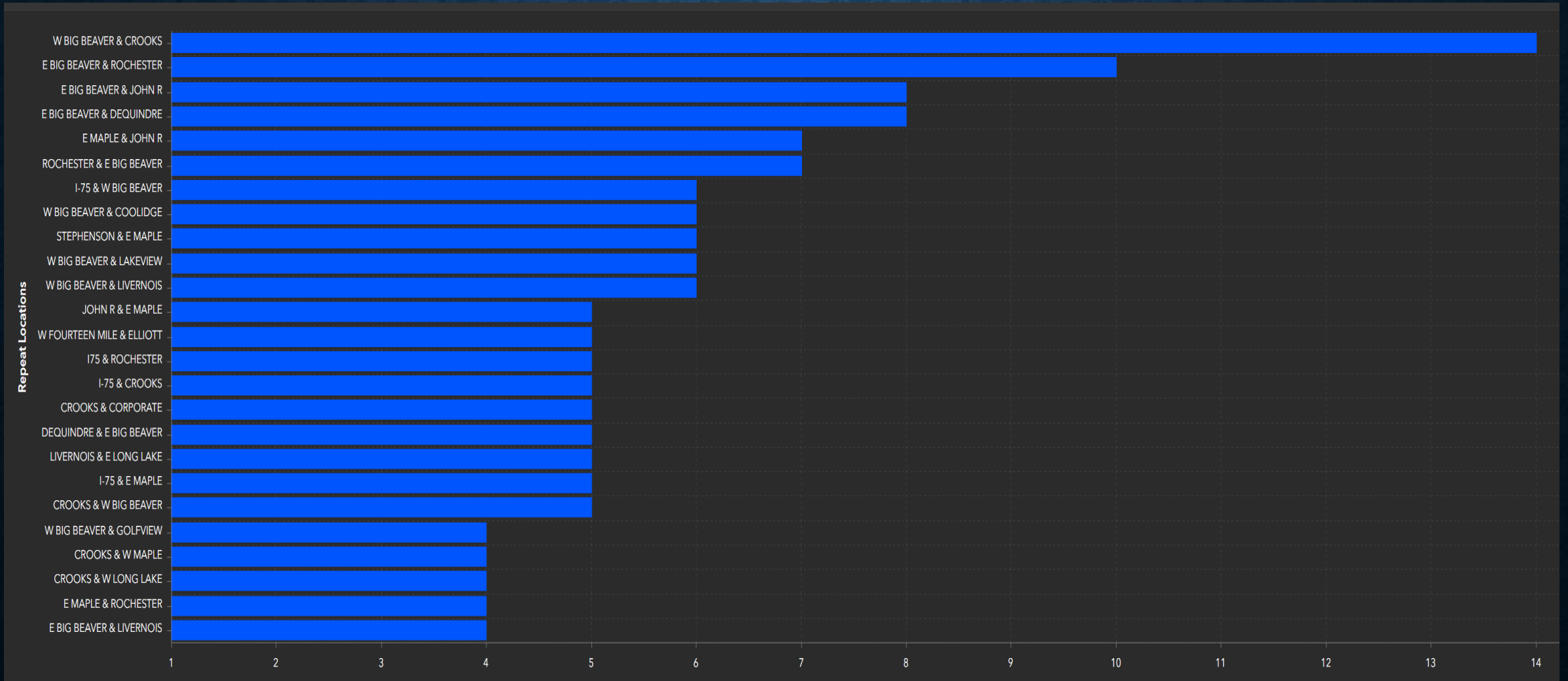
CALLS FOR SERVICE – TOP 25 REPEAT LOCATIONS



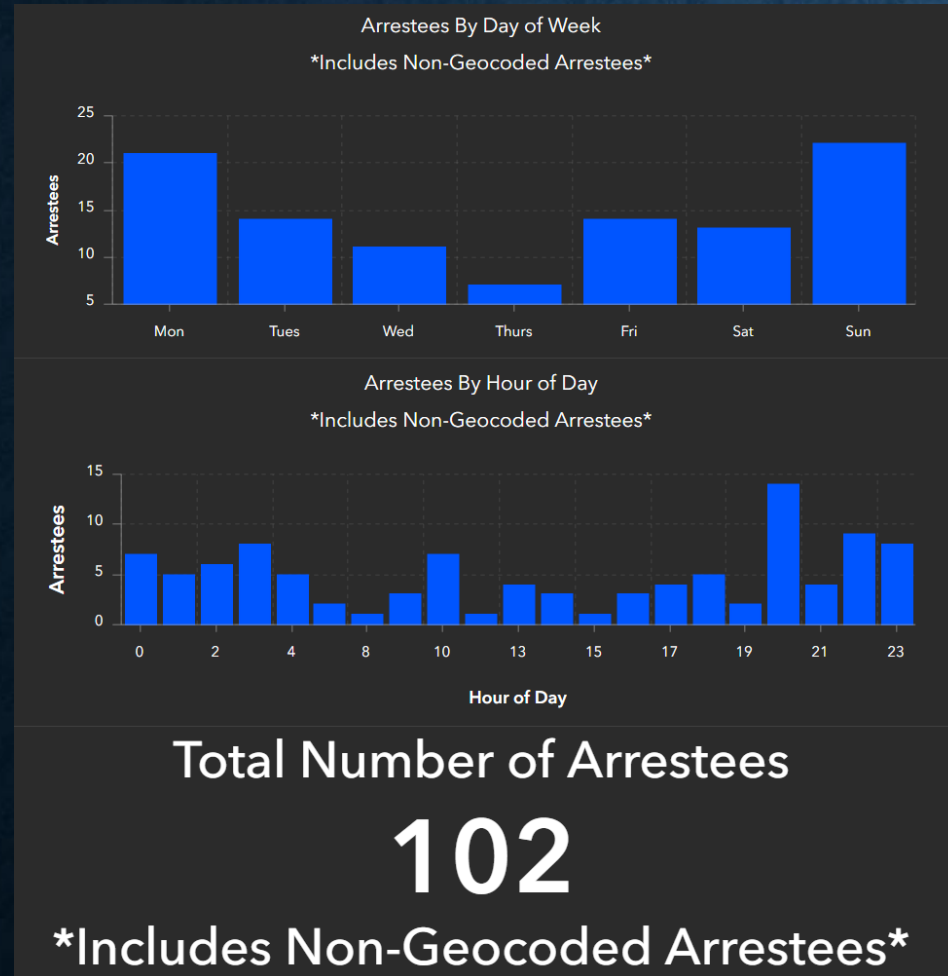
CRASH DATA



CRASH DATA – TOP 25 REPEAT LOCATIONS

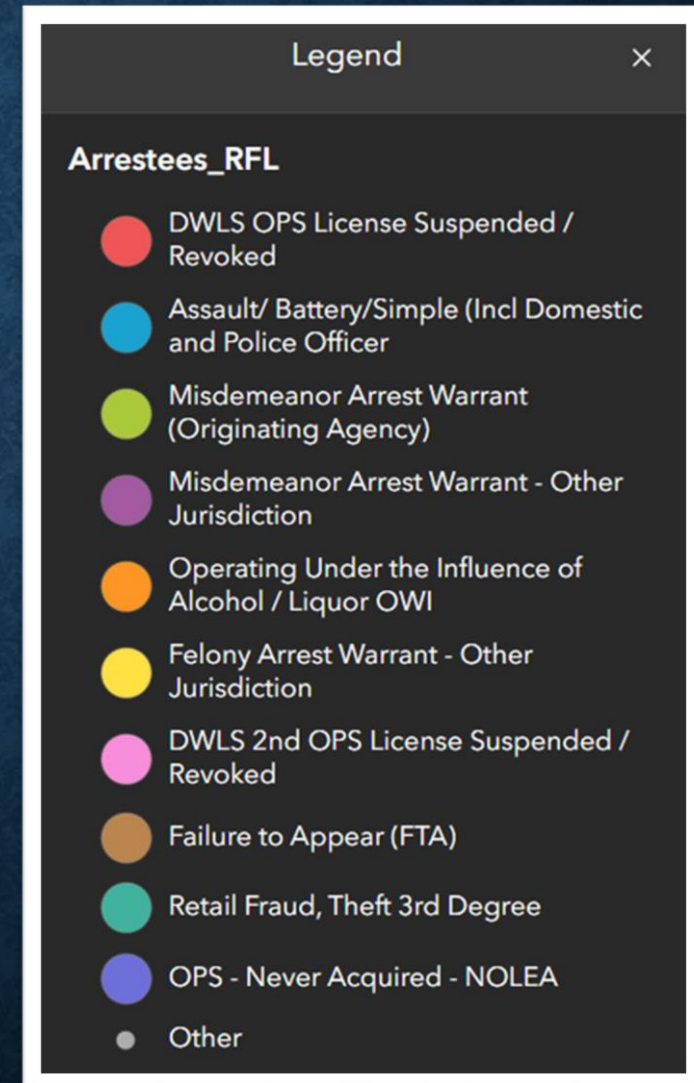
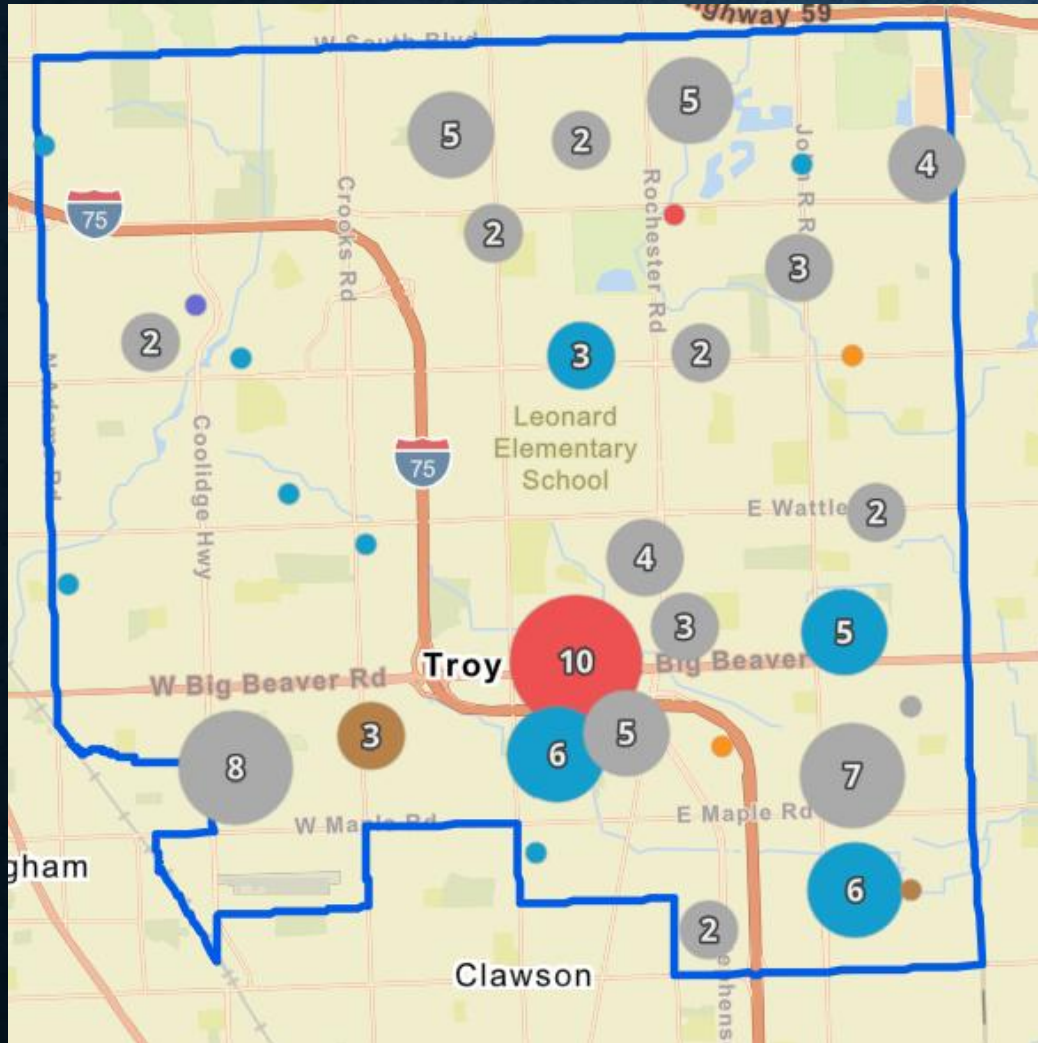


ARREST CHARGE DATA



*NOTE: Individual arrestees may have multiple charges and the data for this graph includes people that were cited and released per applicable laws.

ARREST CHARGE DATA BY LOCATION



Criminal Investigations Unit



- 417 cases were assigned to investigators
- 18 Adult Protective Services referrals were received and investigated.
- 38 Child Protective Services referrals were received and investigated.

OAKLAND COMMUNITY HEALTH NETWORK

OAKLAND COUNTY'S PUBLIC BEHAVIORAL HEALTH SYSTEM

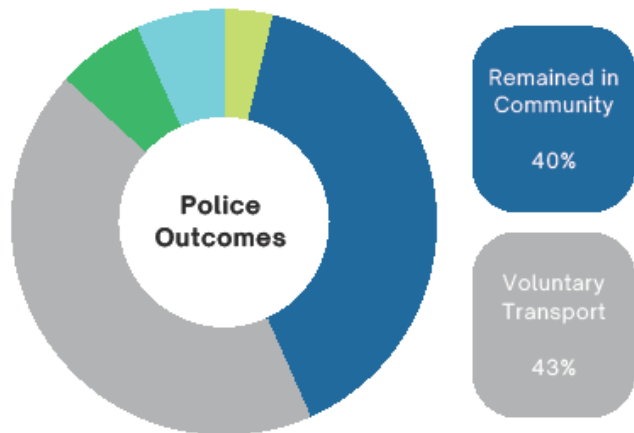
Co-Response Community Outreach (CoRe) Impact Update

Quarter Two (Q2): January - March 2026

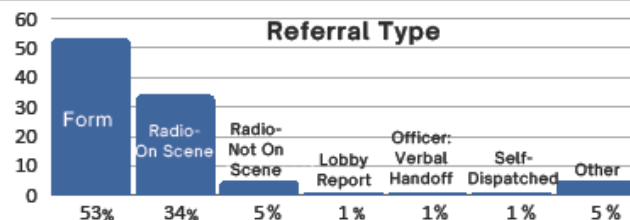
Q2 Referrals: 106
YTD Referrals: 220



TROY POLICE



Did You Know?
75% of Q2 referrals resulted in the Co-Responder providing a community-based resource to the individual.



Inspire Hope, Empower People, Strengthen Communities



OAKLAND COMMUNITY HEALTH NETWORK

OAKLAND COUNTY'S PUBLIC BEHAVIORAL HEALTH SYSTEM

Co-Response Community Outreach (CoRe) Impact Update

OFFICER HIGHLIGHT



The **Troy Police Department** received a 911 call from an individual who believed their neighbors were spying on them and entering their apartment while they were away. Officer Hadwan responded and quickly determined the situation was not criminal in nature, but that the individual needed someone to talk to. He spent considerable time listening and was able to de-escalate the situation. The individual asked for help and requested to speak with someone in her native language. Officer Hadwan contacted Troy CoRe for support, and CoRe submitted a request for appropriate resources, including access to someone who could communicate with the individual in her native language. Thank you, Officer Hadwan!

CORE IN ACTION

Troy CoRe responded to a call involving an individual who was distressed and running into the roadway. Due to a language barrier, it was initially difficult to understand the situation. Using a language line for interpretation, Troy CoRe was able to communicate with the individual and learned that she was attempting to step in front of moving vehicles due to marital problems. Troy Police petitioned the individual, and she was transported to the hospital for further evaluation.

Ken can assist with:

- Follow up with individuals/families
- Linking to community resources
- Consulting on petitions
- De-escalation
- Obtaining pick-up orders
- And more!



Troy Police Department

Inspire Hope, Empower People, Strengthen Communities





COMMUNICATIONS

- The City of Troy Police Department Communications section phone calls:
 - 8,973 - 911 calls
 - 15,702 - non-emergency calls





STAFFING UPDATE

- SWORN PERSONNEL : 109
 - NON-SWORN PERSONNEL : 37
 - POLICE RECRUITS : 3
 - K-9 3
 - APPLICANTS - POLICE RECRUIT 11
 - APPLICANTS - POLICE OFFICER 14
 - APPLICANTS - DISPATCHER 8
- ☐ Two Police Officer, two Police Recruit and two Dispatcher applicants are in the background process.



FOR IMMEDIATE RELEASE

May 14, 2026

PRESS RELEASES



Troy Police Arrest Subject Following Disturbance at Somerset Collection

On May 11, 2026, at approximately 6:50 p.m., officers from the Troy Police Department responded to a reported disturbance at the Louis Vuitton store inside the Somerset Collection.

Upon arrival, officers located an adult male subject, later identified as Subi Junior Saad, outside the store. The investigation determined that the suspect had caused a disturbance inside the business by yelling profanities, making aggressive remarks toward individuals inside the store, and creating a disruptive scene that alarmed customers and staff. Somerset Collection security personnel also responded to assist.

According to witnesses, the suspect became increasingly belligerent and physically assaulted one individual inside the store prior to police arrival due to not approving of their religion. Officers took the suspect into custody without further incident.

During interactions with Troy police personnel, the suspect allegedly continued to act aggressively and disorderly. While being housed in the Troy Police lockup facility, the suspect additionally exposed himself to lockup personnel.

The suspect was charged with:

Hate Crime – True Threat

Disturbing the Peace

Indecent Exposure

He was also permanently trespassed from Somerset Collection property.

The suspect was arraigned on May 13, 2026, in the 52-4 District Court and issued a \$1 million cash/surety bond with no 10% provision.



PRESS RELEASES

May 8, 2026

Troy Police Memorial Day Ceremony and Department Honors During the week of May 11 through May 16, the Troy Police Department, along with the rest of the nation, will celebrate Police Week. The Department will pay tribute to officers who have lost their lives in the line of duty as well as honor those who currently serve. Events of the week include a Police Memorial Day Ceremony on May 12.

The Police Memorial Day ceremony will take place on Tuesday, May 12 at 10 AM in front of the Troy Police Department, 500 W. Big Beaver Road, Troy. Anyone who would like to show support to fallen officers, as well as those currently serving, is welcome to attend.

A private awards ceremony will also be held during the week to honor outstanding achievements by members of the Troy Police Department. Honored this year as Officer of the Year is Officer Aaron Cooper. The Command Officer of the Year is Sergeant Brian Warzecha and the Non-Sworn Employee of the Year is Dispatcher Kelly Lane.

During this week, the officers of the Troy Police Department will take extra time to remember the four Troy officers that have died in the line of duty.

On December 11, 1969, Officer Charles Smetana was killed in a car crash while driving to help citizens involved in an injury accident.

On April 22, 1974, Officer Martin Chivas was shot and killed by burglars while investigating a burglary in progress.

On September 11, 2001, Officer Charles Mulvihill died when he suffered apparent heart failure while responding to a call for service.

On August 12, 2017, Officer William McCabe died as a result of complications related to an on-duty crash where he was struck by a motorist while riding a Police motorcycle on October 3, 2002.

We will also honor those that we lost while on duty serving our community, Officer Charles T. Mulvihill and Communications Supervisor Curtis J. Reynolds Jr.

PRESS RELEASES



Troy Police Honor 2025 Officer of the Year Aaron Cooper

The Troy Police Department is proud to announce that Officer Aaron Cooper has been selected as the department's 2025 Police Officer of the Year.

Officer Cooper joined the Troy Police Department in 2013 as a Police Service Aide before attending the police academy and being promoted to Police Officer in 2016. He also proudly served in the United States Army.

Throughout his career, Officer Cooper has served in a variety of assignments, including Patrol, Criminal Investigations, the Directed Patrol Unit, and as a member of the Oakland County Narcotics Enforcement Team. His broad experience, strong investigative skills, and dedication to proactive policing have earned him the respect of both his peers and supervisors.

Officer Cooper is recognized not only for his investigative abilities, but also for his professionalism, patience, and willingness to mentor and support fellow officers. Colleagues routinely seek his guidance, and he consistently demonstrates an exceptional work ethic, leadership, and commitment to excellence in every assignment he undertakes.

In addition to his law enforcement responsibilities, Officer Cooper remains deeply committed to community engagement and service. He regularly volunteers for department programs and events, including Shop with a Cop, and continually represents the Troy Police Department with integrity, compassion, and professionalism.

The Troy Police Department congratulates Officer Aaron Cooper on this well-deserved recognition and thanks him for his continued dedication to the department and the community he proudly serves.

*photo omitted due to officer undercover assignment

PRESS RELEASES



Troy Police Honor 2025 Command Officer of the Year Brian Warzecha

The Troy Police Department is proud to announce that Sergeant Brian Warzecha has been selected as the department's 2025 Command Officer of the Year.

Sergeant Warzecha began his career with the Troy Police Department in 2000 and was promoted to Sergeant in 2021. Throughout his career, he has served in Road Patrol and currently leads the Traffic Safety Unit.

Sergeant Warzecha's knowledge of police work, expertise in traffic safety, and unwavering dedication are evident in his daily actions and leadership. In his current role, he helps oversee the department's traffic safety initiatives, ensures patrol vehicles are equipped with the latest radar technology, attends monthly Traffic Committee meetings to address safety concerns throughout the city, and plays a vital leadership role in SOCCIT (South Oakland County Crash Investigation Team) by coordinating training and ensuring equipment readiness.

In addition, Sergeant Warzecha is an active member of the department's drone team. His professionalism, leadership and commitment to public safety have earned him the respect of his peers and the community alike.

The Troy Police Department congratulates Sergeant Warzecha on this well-deserved recognition and thanks him for his continued dedication and service to the City of Troy.

This marks the second time Sergeant Warzecha has received a major departmental honor, having previously been named the department's 2015 Police Officer of the Year.



PRESS RELEASES



Troy Police Honor 2025 Non-Sworn Employee of the Year Kelly Lane

The Troy Police Department is proud to announce that Dispatcher Kelly Lane has been selected as the department's 2025 Non-Sworn Employee of the Year.

Dispatcher Lane joined the Troy Police Department in 2017, and has consistently demonstrated professionalism, compassion, and dedication in her role serving both the community and her fellow first responders.

As one of the first points of contact between the public and emergency services, dispatchers are required to remain calm, precise, and efficient during high-pressure situations. Dispatcher Lane exemplifies these qualities each time she is on duty. Her ability to handle calls with composure, accuracy, and urgency has distinguished her among her peers and made her a trusted mentor for new dispatchers.

Dispatcher Lane is also recognized for her leadership and commitment to teamwork. She fosters a positive and professional work environment and is always willing to step up when needed to help ensure the continued delivery of effective public safety services to the community.

The Troy Police Department congratulates Dispatcher Kelly Lane on this well-deserved recognition and thanks her for her continued dedication and service to the City of Troy.



PRESS RELEASES



FOR IMMEDIATE RELEASE May 16, 2026

Troy Police Respond to Large Crowd at Somerset Collection On May 16, 2026, at approximately 4:30 a.m., officers from the Troy Police Department were requested to respond to the Somerset Collection regarding a large crowd gathered for a new product release at the Swatch store located inside the mall. Due to the size of the crowd and related safety concerns, the Swatch store made the decision to cancel the product release event and remain closed for the remainder of the day. Mall security personnel advised patrons to disperse from the property. The Troy Police Department requested mutual aid assistance from surrounding law enforcement agencies to assist with crowd management. Hundreds of customers were estimated to be at the location. The situation was brought under control without incident. Two citations for trespassing were issued after patrons refused to leave the property when directed to do so. The Troy Police Department appreciates the cooperation of neighboring agencies and the public during the incident.

MUG SHOTS



Charles Cordell Campbell
DOB: 02/18/1980

Charged with Criminal Sexual
Conduct – 3rd Degree
Arraigned at 52-4 District Court
on 4/28/2026 with a bond of
\$100,000 cash or surety



Ian Matthew Johnson DOB:
04/14/2005

Charged with Criminal Sexual
Conduct – 4th Degree Arraigned
at
52-4 District Court on 05/01/2026
with a bond of \$5,000 no 10%



Subi Junior Saad DOB: 02/22/1973.

Charged with Hate Crime – True
Threat, Aggravated Indecent
Exposure, and Disturbing the
Peace. Arraigned at 52-4 District
Court on 05/13/2026 with a bond of
\$1,000,000 cash or surety, no 10%



Leon Allen Woodard DOB:
01/18/1999

Charged with Possession of
Forged Driver's License.
Arraigned at 52-4 District
Court on 05/12/2026 with a
bond of \$2500 no 10%



500 West Big Beaver
Troy, MI 48084
troymi.gov

DEPARTMENT REPORT COVER SHEET

O.2.b.

Agenda Item:

O.2.b. Economic Development 2nd Quarter Report

ATTACHMENT(S):

Q2EconDevReport

Economic Development Report



Global Services, LC

Global Services, LC is located at 1850 Ring Dr. and has occupied this building for about one year. Economic Development Manager Mark Adams met with Gus Miller, the Chief Operating Officer, along with the State of Michigan and Oakland County; the development services offered by all attending entities were discussed. This firm is an Automation Alley 3-D printer recipient and delivers comprehensive manufacturing support that includes parts inspection, metal finishing and warehousing.

Adams recommended they join the Troy Chamber of Commerce to assist with marketing and community/business engagement services.

Bachard Lofts Development 1441 East Maple

This project was approved by the Brownfield Board on June 9 and by the Troy City Council on June 29. This now-approved development will convert the building into a mixed-use entity that is expected to offer 28 apartments, along with retail and office space. This developer is also requesting a Brownfield Housing TIF to assist with infrastructure and demolition.

Oakland Thrive

Economic Development Manager Mark Adams met with Oakland Thrive's new Chief Executive Officer to discuss the small business services provided within Oakland County. Several Troy businesses have been referred to Oakland Thrive for their marketing, financial and business plan assistance. In April of 2026 Oakland Thrive had a business seminar at our Troy library. Oakland Thrive was funded by a grant from Oakland County to assist all Oakland County small businesses.



Troy’s
Quarterly Fluid
Real Estate
Market Trends

Source: Various Real
Estate Forecasting
Agencies

Building Type	Rent	Vacancy Rate	Sq. Ft.
Office	\$20	16%	18 million
Industrial	\$7	7%	14 million
Retail	\$17	1.7%	8 million

Colliers Research Report: June 2026

A recent report in Colliers described the challenges, opportunities and successes of Troy’s Economic Development and Planning Departments.

EXCERPT FROM COLLIER’S JUNE MARKET INSIGHTS:

The Metro Detroit commercial real estate market continues to move along at a steady pace. Most of the office leasing activity we’re seeing remains concentrated in Class A and high-quality Class B properties, as tenants continue to prioritize updated buildings, attractive amenities, and locations that help support recruiting and retention efforts. On the industrial side, occupancy levels have come off the record highs of the last several years, but activity remains healthy for quality assets. Well-located buildings with modern functionality continue to attract interest, and overall market fundamentals remain solid.

One of the more interesting developments in the office market is occurring in Troy. While office vacancy rates continue to be discussed, there is another story unfolding that deserves attention: office inventory is shrinking.

The full article is attached as an addendum to this report.

Slate Automotive
2716 Daley Dr.

This technology start-up firm is located at 2716 Daley Dr. and aims to build an EV Truck for \$25,000. At one point, this company was considering moving its Troy technical operation center to another state, but through the work of Economic Development Manager Mark Adams, Michigan Economic Development Corp, and Oakland County staff, a \$5 million grant to offset costs was secured. This project should add 392 jobs over the next 3 years and an investment of \$10 million.

Adams spoke in support of this project to the Michigan Strategic Fund Board.



Troy Chamber of Commerce Ribbon Cuttings

The Troy Chamber of Commerce and the City of Troy partner together to welcome new businesses to the community. Through the coordination of the Chamber of Commerce, ribbon cuttings are scheduled during select days and times if:

- An area business opened within the last year
- An area business is celebrating an anniversary
- An area business has moved to a new location
- An area business has remodeled or expanded in the current location.

Conferences Attended by Economic Development Manager

Event Name: Xponential
Location: Detroit
Date: May 2026

Xponential is the USA's premier drone defense tradeshow that was held at Huntington Place this year. Economic Development Manager Mark Adams called on several businesses outside of Michigan while at this conference to help drum up interest in Troy for a potential sales or Midwest distribution center. Because of Troy's great quality of life and proximity to the Army's Vehicle Research and Development campus in Macomb County, Southeastern Michigan is an attractive location for military technology firms.

Several local economic development agencies were in attendance at the conference. Adams teamed up with Oakland County on a few calls to further market the Metro Detroit Region, showing that economic development assistance will come from every level of government.

Troy Hospitality Committee

Economic Development Manager Mark Adams discussed development activities that included Slate Automotive, a proposed Meijer store on the MET property and general economic development trends. The overall message was that developers and realtors continue to express an interest in Troy properties.

Troy's TIF Boards

Brownfield and Local Development Finance Authority Board meetings were held in April of 2026. The Boards were provided with updated information about Brownfield projects and Smart Zone activities.

Brownfield Pipeline 2026/27

- Kojanian Property Crooks and Long Lake
- 4755 Rochester Road: Village of Troy Phase 2
- Motor City Church

This pipeline represents potential projects that are ongoing and can take several months of interactions with in-person meetings, phone calls, and reimbursement activities for completed Brownfield projects.

Research Report

Detroit Office Market - June 2026

[View this email in your browser](#)

This email is provided as a service to clients, colleagues, and friends of the Colliers Detroit Agency Team - Gary P. Grochowski and Bryan Barnas. Let us know if you need any other detailed research or market specific information. And, as always, let us know how we can help with any pending needs or vacancies.

Market Review

June Market Insights

The Metro Detroit commercial real estate market continues to move along at a steady pace. Most of the office leasing activity we're seeing remains concentrated in Class A and high-quality Class B properties, as tenants continue to prioritize updated buildings, attractive amenities, and locations that help support recruiting and retention efforts. On the industrial side, occupancy levels have come off the record highs of the last several years, but activity remains healthy for quality assets. Well-located buildings with modern functionality continue to attract interest, and overall market fundamentals remain solid.

One of the more interesting developments in the office market is occurring in Troy. While office vacancy rates continue to be discussed, there is another story unfolding that deserves attention: office inventory is shrinking.

Over the past few years, several office buildings have been removed from the Troy office inventory. The 99,000-square-foot office building at 295 Kirts Boulevard has been redeveloped with residential townhomes. Likewise, the 88,044-square-foot Lindsey Centre at 2690 Crooks Road has been converted to a residential development. The former 1,084,000-square-foot Kmart Headquarters at 3100 West Big Beaver Road was demolished and replaced with the new 224,000-square-foot Eisenberg Troy Center for Specialty Care, resulting in a net reduction of approximately 860,000 square feet of office space. More recently, the 90,442-square-foot office building at 5445 Corporate Drive was demolished and is being redeveloped for multifamily use.

square-foot Troy Tower at 900 Tower Drive is ultimately redeveloped into multifamily housing, the total reduction would exceed 1.4 million square feet.

For perspective, Troy's office market contains just under 19 million square feet of inventory. The office space already removed represents approximately 6.0% of the market. If Troy Tower is eventually removed as well, that figure would increase to approximately 7.4% of the total inventory.

This is a fascinating trend to watch. While much of the conversation around office real estate focuses on demand, we are also seeing a meaningful reduction in supply. Over time, this shrinking inventory could help improve market fundamentals and create additional stability for the remaining office properties throughout Troy.

As we move into the summer months, the market remains steady. Activity isn't setting records, but quality buildings continue to attract tenants, and the ongoing evolution of Troy's office inventory will be one of the most important local stories to follow in the years ahead.

Colliers

Detroit

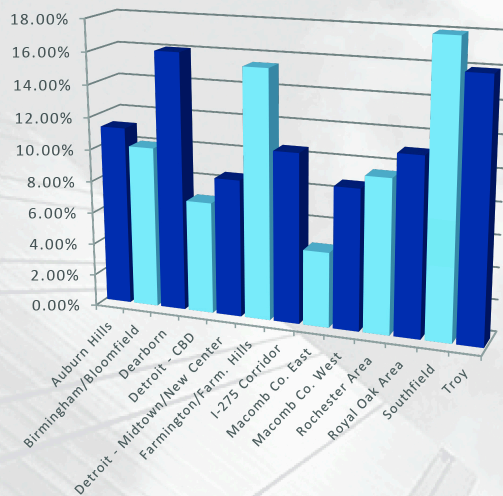
Monthly Market Summary



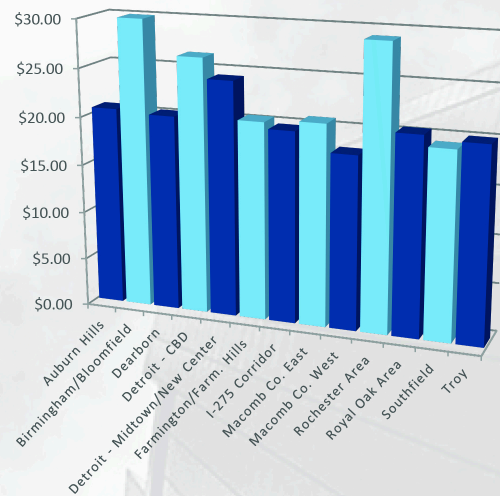
Office Space

June 2026

Vacancy Rates



Average Rates



Submarket	Size (SF)	Vac	Vac Change	Avg Rate	Rate Change
Auburn Hills	9,466,595	11.2%	↔	\$20.64	↓
Birmingham/Bloomfield	7,580,877	10.1%	↓	\$31.94	↓
Dearborn	12,855,663	16.1%	↓	\$20.33	↑
Detroit - CBD	273,261,872	7.0%	↓	\$26.49	↔
Detroit - Midtown/New	8,678,103	8.6%	↔	\$24.38	↑

Subscribe	Past Issues						Translate ▼
I-275 Corridor	12,367,843	10.6%	↓	\$19.83	↑		
Macomb Co. East	9,359,832	4.7%	↓	\$20.83	↓		
Macomb Co. West	9,151,946	8.8%	↔	\$17.97	↓		
Rochester Area	2,892,528	9.6%	↔	\$29.19	↑		
Royal Oak Area	5,999,970	11.1%	↓	\$20.50	↓		
Southfield	23,040,495	22.1%	↓	\$19.35	↔		
Troy	18,045,694	16.0%	↑	\$20.11	↓		
Overall Totals	402,593,722	11.9%	↓	\$21.36	↑		
Gary Grochowski, SIOR 248 540 1000 EXT. 1856 gary.grochowski@colliers.com Bryan Barnas 248 540 1000 EXT. 1638 bryan.barnas@colliers.com							



FOR LEASE

R&D HEADQUARTERS

2700 Daley Drive
Troy, MI

Property Highlights

- 56,742 Square Foot Class A Building
- I-75 Signage Available
- Building is 1/2 Industrial & 1/2 Office Space
- Zoned IB: Integrated Industrial Business District
- 30 ft Ceiling Height Across Industrial Portion of Building
- Two Overhead Doors

CONTACT US



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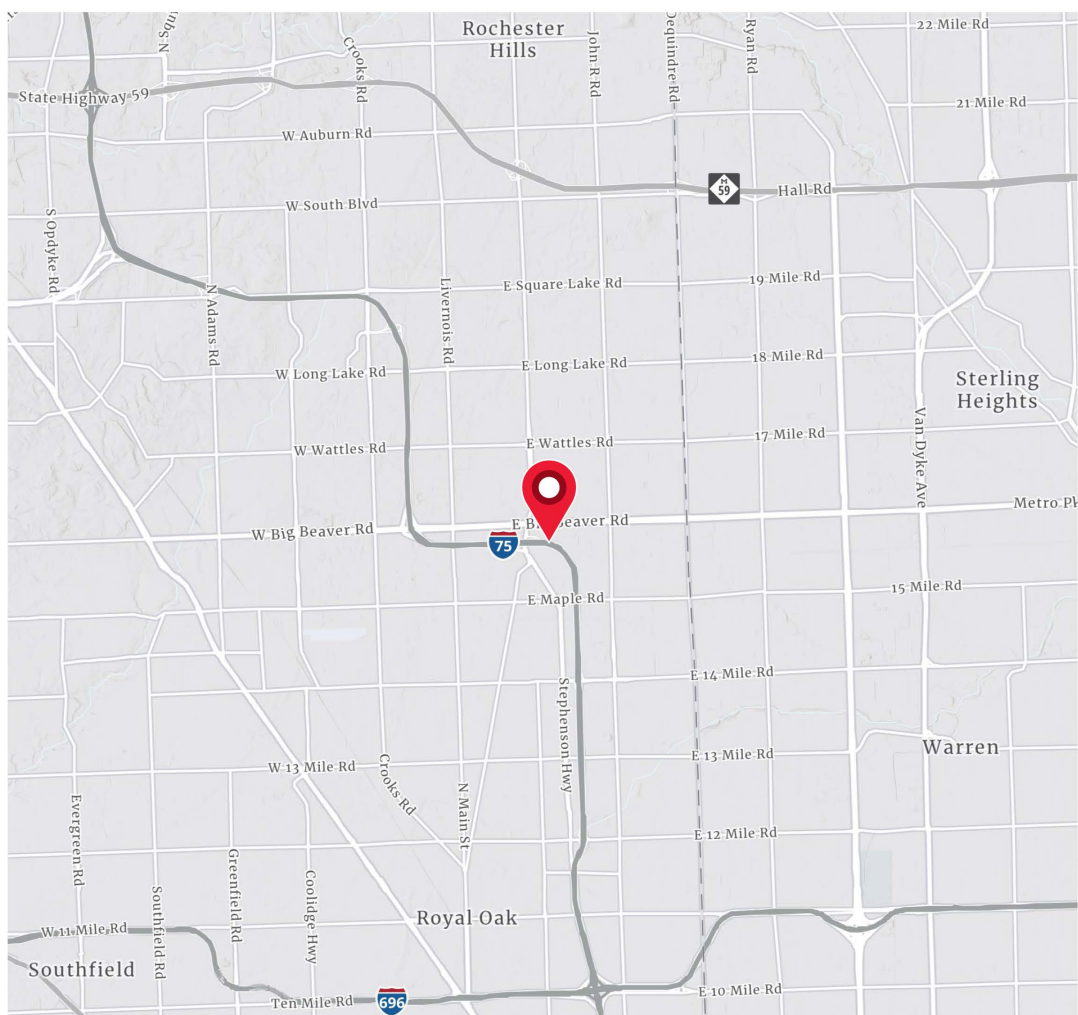
[Click Here For Web Version](#)

Exterior Photos



56,742 SF R&D Headquarters | **3**

Location Map



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Thomas Lasky
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thomas.lasky@colliers.com

We have no reason to doubt the accuracy of information contained herein, but we cannot guarantee it. All information should be verified prior to purchase and/or lease.



56,742 SF R&D Headquarters | 6

Let us know if you have any pending needs or vacancies. We are happy to provide market info and start discussions on lease expirations as far as 24 months out.

Gary P. Grochowski, SIOR
SVP|Director of Agency Leasing
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Mob (248) 981-6468
gary.grochowski@colliers.com

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500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

O.2.c.

Date: July 23, 2026

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Courtney Flynn, Communications Director

Subject: Community Engagement Update

Background

Community engagement remains a priority across City departments. To ensure meaningful and authentic participation, staff continues to develop and provide clear, accessible information and educational opportunities on its budget, tax structure, services, and programs. Education and engagement efforts will continue throughout the year through City events, online platforms, and additional channels, while staff also foster partnerships with local groups and organizations. To complement in-person outreach, print materials and social media campaigns are currently in development to further support engagement on key topics.

The Troy Public Library and Emergency Medical Services are also key community engagement priorities, with both campaigns currently in the early stages of development.

Current and upcoming engagement campaigns are described below, and a more comprehensive plan will be provided to City Council for review at a later date.

Community Engagement Updates and Ongoing Outreach

General Community Engagement

- City information is distributed at the weekly Farmers Market/Summer Concerts and other summer events. Formal and informal conversations about City services and programs are had regularly
- 2026 Community Academy: Applications opened to the public on July 2, 0 and sessions will start in September
- Social Media Outreach
- The Cobalt Community Research contract for a Resident Engagement and Priority Survey was approved by City Council on June 15, 2026. The survey will be mailed out in September and will also be available to complete online and at City facilities. Focus groups will be held after the survey closes.

2026-27 Budget

- Budget Infographic distributed at Farmers Market/Summer Concerts and other summer events
- Budget Infographic placed in all New Resident packets
- Ongoing social media campaign
- Budget details published in the Summer Troy Today
- Informational flyer on the new infrastructure fee and utility rates sent/to be sent with July, August, and September utility bills

Upcoming Campaigns

City Finances: Property Tax Topics

Goal: Develop educational content on how the local and statewide tax systems impact the Troy community to increase public understanding of how local and state tax policies shape City budgets and services.

- Deputy City Manager Robert Bruner and Communications Director Courtney Flynn are working closely to develop multi-channel content to help residents accurately interpret their tax bills, understand the impact of state-level tax policies (e.g., Proposal A, Headlee Amendment) on local government revenue, and see the direct connection between property taxes and City services.
- Key pillars of this campaign will include:
 - Describing how the local/statewide property system works
 - Connecting taxes to services
 - Reducing confusion regarding annual property tax change
- General Notes:
 - Social Media Campaign: Coming Fall 2026 (ongoing)
 - Digital and Print “Comic Book”: Date TBD
 - Communications Director Flynn met with All Together, a Chicago-based design studio focused on placemaking, community branding, and engagement, in July to discuss education and engagement opportunities regarding local taxes. All Together submitted a “Communications and Illustration on City of Troy Taxes” proposal, which is currently being reviewed by staff.
 - In-person engagement opportunities at City events and special finance sessions (dates and full scope TBD)

City Finances: Capital Investment

Goal: Provide educational content on the importance of capital investment to ensure the health, welfare and safety of the community. A baseline understanding of the City's capital inventory and long-term needs will allow for informed, two-way conversations to help shape the Capital Budget and potential future ballot proposals.

- Key pillars of this campaign will include:
 - Telling the story of the City's aging infrastructure (facilities, roads, pipelines)
 - Highlighting the true costs of capital investments (roads, vehicles, etc.)
 - Describing and showing the cost of immediate versus deferred maintenance
- General Notes:
 - Campaign development underway

City Finances: General Budget Information

Goal: Create opportunities for the public to learn what services and programs their tax dollars support, and how. This information will encourage engagement in the annual budget process.

- Key pillars of this campaign will include:
 - Highlighting the different aspects of the budget (revenues, expenditures, etc.)
 - Showing tax dollars at work by connecting City services and programs to tax revenues
 - Describing and showing the cost of immediate versus deferred maintenance
- General Notes:
 - Campaign development underway

Troy Public Library and EMS community engagement campaigns will also be developed in 2026-27; more information will be provided in a future report.

Future Community Engagement Opportunities

Idea	Timeline	Notes
Community Survey	Fall 2026	The Community Survey will be available in Fall of 2026 for residents to provide input on various topics, including City services and their POV on City finances and future financing options.
Online Request Form for City Staff to attend HOA Meetings	Fall 2026	Create an online form for HOA's to formally request staff presentations at their upcoming meetings.
Winter Weather Town Hall	November 2026	Work with DPW to provide an educational event regarding Snow Emergencies, City snow policies, etc. Use as an opportunity to educate on the cost of Winter equipment.
HOA Summit	1 st Quarter 2027	Learn about attendees' City-related priorities and answer their questions. Provide information on City budget, ongoing priorities, etc.
City Finance Bootcamp	January/February 2027	Extended version of the Community Academy Finance Session, with at least one session focused on the City budget. Likely 2-3 weeks.
New Resident Night	2 nd and 4 TH Quarter 2027	Invite new residents to learn about City resources, what their tax bill means, and meet their Councilmembers and fellow new neighbors.
Construction Season Town Hall	Spring 2027	Provide information on upcoming road projects/projected closures. Use as an opportunity to educate on the capital costs of road construction.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.5.

Agenda Item:

- O.5. Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21607

ATTACHMENT(S):

20260727 Notice of Hearing for the Gas Customers of Consumers Energy Company Case No. U-21607

Consumers Energy

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STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
CONSUMERS ENERGY COMPANY
CASE NO. U-21607

- Consumers Energy Company requests Michigan Public Service Commission for reconciliation of its gas cost recovery plan (Case No. U-21606) for the 12-month period ended March 31, 2026.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 800-477-5050, for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Wednesday, August 5, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Jonathan F. Thoits

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOAH-R-PSC@michigan.gov in advance of the hearing.

*****AUTO**ALL FOR AADC 480

Clerk, City of TROY
500 W Big Beaver Rd
Troy MI 48084-5254



The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Consumers Energy Company's (Consumers Energy) June 30, 2026 application requesting the Commission to: 1) approve the April 2025 through March 2026 Gas Cost Recovery (GCR) Reconciliation as proposed by Consumers Energy's with an adjusted base GCR factor of \$3.2111 per thousand cubic feet, plus additional amounts contingent on future events; 2) approve Consumers Energy's proposed methodology for rolling in the net under-recovery for the 2025-2026 GCR period of \$74,366,250; and 3) grant Consumers Energy such other and further relief as is lawful and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 29, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, 1 Energy Plaza, EP11-229, Jackson, MI 49201.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21607. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

THE MICHIGAN PUBLIC SERVICE COMMISSION MAY GRANT OR DENY CONSUMERS ENERGY'S GAS COST RECOVERY RECONCILIATION AND OTHER PROPOSALS IN WHOLE OR IN PART, AND MAY APPROVE LESSER OR GREATER AMOUNTS THAN THOSE REQUESTED.

2607-G



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.6.

Agenda Item:

O.6. Notice of Hearing for Gas Customers of DTE Gas Company Case No. U-21609

ATTACHMENT(S):

20260727 Notice of Hearing for Gas Customers of DTE Gas Company Case No. U-21609

CITY MANAGER
CITY OF TROY, OAKLAND COUNTY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
DTE GAS COMPANY
CASE NO. U-21609**

- DTE Gas Company requests Michigan Public Service Commission for reconciliation of its gas cost recovery plan (Case No. U-21608) for the 12-month period April 2025-March 2026.
- The information below describes how a person may participate in this case.
- You may call or write DTE Gas Company, One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Gas Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, August 4, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Katherine E. Talbot

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge's secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Gas Company's (DTE Gas) June 30, 2026 application requesting the Commission to: 1) approve for the twelve-month period ending March 31, 2026, DTE Gas's Gas Cost Recovery (GCR) customers' revenues of \$593.56 million inclusive of Reservation Charge revenues, its Net Recoverable Costs of \$639.34 million inclusive of approximately \$14.37 million under-recovery related to 2024-2025 GCR and expenses, combined with \$2.33 million of interest from 2024-2025 GCR, to result in a net under-recovery of \$43.45 million for GCR customers that was incurred through reasonable and prudent actions; 2) approve for the twelve-month period ending March 31, 2026, DTE Gas's Gas Cost Choice (GCC) customers Reservation Charge revenues of \$3.79 million, GCC customers' \$4.25 million in reservation expense, the roll-in of approximately \$0.27 million related to the GCC customers' 2024-2025 reconciliation and \$0.01 million of interest expense owed to GCC customers to result in a net GCC customer under-recovery of approximately \$0.21 million; 3) approve that the calculated amount of DTE Gas's under-recoveries, together with interest, is correct, and that the disposition of that amount is consistent with the intent and in accordance with the guidelines established by the Commission in its Orders; and 4) grant DTE Gas such other relief as deemed necessary.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 28, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Gas Company's attorney, Carlton D. Watson, One Energy Plaza, 1650 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21609**. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-21609



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.7.

Agenda Item:

- O.7. Notice of Hearing for Electric and Natural Gas Customers of DTE Electric Company and DTE Gas Company Case No. U-22011

ATTACHMENT(S):

20260727 Notice of Hearing for Electric and Natural Gas Customers of DTE Electric Company and DTE Gas Company Case No. U-22011

CITY MANAGER
CITY OF TROY, OAKLAND COUNTY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC AND NATURAL GAS
CUSTOMERS OF
DTE ELECTRIC COMPANY and DTE GAS COMPANY
CASE NO. U-22011**

- DTE Electric Company and DTE Gas Company requests Michigan Public Service Commission’s approval of the reconciliation of DTE’s Energy Waste Reduction (EWR) plan, for the plan year 2025, and authority to implement EWR surcharges, and other related relief.
- The information below describes how a person may participate in this case.
- You may call or write DTE Energy Company, One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Energy Company or on the Commission’s website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Wednesday, August 5, 2026 at 10:30 AM

BEFORE: Administrative Law Judge James M. Varchetti

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge’s secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company and DTE Gas Company’s (DTE Electric & DTE Gas) June 30, 2026 application requesting the Commission to: 1) approve DTE Electric & DTE Gas’ reconciliations for the 2025 Energy Waste Reduction (EWR) plan year, the performance incentives, and the associated proposed tariffs; 2) determine that DTE Electric and DTE Gas’ reconciliations for its 2025 EWR plan year are just and reasonable, and that they meet all relevant requirements of Act 295 as amended; 3) approve the necessary accounting authority as proposed by DTE Electric and DTE Gas; 4) authorize DTE Electric to carry forward into 2026 on a customer class basis and used as beginning balances for the 2026 reconciliation the calculated cumulative total net under-recovery of \$52.5 million for year end 2025; 5) authorize DTE Gas to carry forward into 2026 on a customer class basis and used as beginning balances for the 2026 reconciliation the calculated cumulative total net under-recovery of \$5.0 million for year-end 2025; and 6) grant DTE Electric & DTE Gas such other and further relief as is just and reasonable.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by July 29, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Energy Company's attorney, Breanne K. Reitzel, One Energy Plaza., 1635 WCB, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-22011**. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 2008 PA 295, as amended, MCL 460.1001 et seq., and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-22011



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

O.8.

Agenda Item:

O.8. Notice of Hearing for Electric Customers of DTE Electric Company Case No. U-22027

ATTACHMENT(S):

20260727 Notice of Hearing for Electric Customers of DTE Electric Company Case No. U-22027

CITY CLERK
CITY OF TROY
500 W. BIG BEAVER ROAD
TROY, MI 48084

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF
DTE ELECTRIC COMPANY
CASE NO. U-22027**

- DTE Electric Company requests Michigan Public Service Commission’s approval to commence a renewable energy cost reconciliation proceeding for the 12-month period ended December 31, 2025.
- The information below describes how a person may participate in this case.
- You may call or write DTE Electric Company, 1 Energy Plaza, Detroit, MI 48226, (800) 477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Electric Company or on the Commission’s website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, August 11, 2026 at 9:30 AM

BEFORE: Administrative Law Judge Katherine E. Talbot

LOCATION: Video/Teleconference

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate or who are seeking access to the video/teleconference should contact the Administrative Law Judge’s secretary at (517) 284-8130 or by email at LARA-MOHR-PSC@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Electric Company’s (DTE Electric) July 1, 2026 application requesting the Commission to: 1) approve DTE Electric’s Renewable Cost Reconciliation for 2025 and other related relief, as proposed; 2) approve the Transfer Prices submitted for applicable DTE Electric Renewable Energy Contracts and Company-owned Renewable Energy Systems; 3) determine that DTE Electric’s 2025 Renewable Cost Reconciliation and DTE Electric’s 2008 PA 295 revenues collected and costs incurred in 2025 are reasonable and prudent and meet all relevant requirements, including under 2008 PA 295, as amended by 2016 PA 342 and 2023 PA 235; 4) approve the reconciliation of the pertinent revenues recorded and the allowance for the Revenue Recovery Mechanism with the amounts actually expensed and projected according to DTE Electric’s proposed Amended Renewable Energy Plan, including: (i) determining that DTE Electric is in compliance with the Renewable Energy Standards of 2008 PA 295, as amended by 2016 PA 342 and 2023 PA 235 (ii) determining that DTE Electric’s Renewable Cost Reconciliation Revenue Recovery Mechanism is consistent with MCL 460.1045 and permits recovery of the Incremental Cost of Compliance to implement its Amended Renewable Energy Plan; (iii) maintaining DTE Electric’s existing Revenue Recovery Mechanism and approved surcharge amounts to ensure DTE Electric’s recovery of its Incremental Cost of Compliance with the Renewable Energy Standards; (iv) approving the

prices per MWh for renewable energy capacity and advanced cleaner energy capacity and for renewable energy and advanced cleaner energy to be recovered through DTE Electric's PSCR clause under MCL 460.6j; (v) determining that it is not necessary or appropriate at this time to adjust DTE Electric's minimum balance of accumulated reserve funds; and (vi) where DTE Electric has recorded a regulatory liability in any given month, approve DTE Electric's proposed treatment of interest on the regulatory liability balance; 5) determine that DTE Electric's actions with respect to its Amended Renewable Energy Plan were and are reasonable and prudent; 6) approve DTE Electric's request to maintain existing rates and charges in the manner described as proposed; and 6) grant DTE Electric such further additional relief, as the Commission may deem suitable and appropriate.

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: <https://mi-psc.my.site.com/s/>. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in PDF format, as an attachment to an email sent to: LARA-MPSC-edockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: LARA-MPSC-edockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by August 4, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Electric Company's attorney, Morgan L. Esters, One Energy Plaza, Detroit, MI 48226.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process for participating in the hearing.

Any person wishing to appear at the hearing to make a statement of position without becoming a party to the case may participate by filing an appearance. To file an appearance, the individual must attend the hearing and advise the presiding administrative law judge of their wish to make a statement of position. Mich Admin Code, R 792.10413 (Rule 413).

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-22027. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Executive Secretary at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

Jurisdiction is pursuant to 1909 PA 106, as amended, MCL 460.551 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6j et seq.; 2008 PA 295, MCL 460.1001 et seq.; and Parts 1 & 4 of the Administrative Hearing Rules of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106(2), (3), (4), (5), (6), and (7); R 792.10121; and R 792.10401 through R 792.10448.

U-22027