



# **TROY CITY COUNCIL**

## **Regular Meeting Agenda**

**August 10, 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](mailto:CityManager@troymi.gov) or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,

A handwritten signature in black ink, appearing to read "Frank A. Nastasi", with a stylized flourish at the end.

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.

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Mayor Ethan Baker

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

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Council Member Annalisa Bluhm

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

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Council Member Theresa Brooks

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

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Council Member Rebecca Chamberlain

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

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Mayor Pro Tem Hirak Chanda

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

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Council Member Mark Gunn

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

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Council Member David Hamilton



## **CITY COUNCIL AGENDA**

**August 10, 2026 - 7:30 PM**

**City Council Chambers  
500 W. Big Beaver Road  
Troy, Michigan 48084  
(248) 524-3316**

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

**INVOCATION: Rev. 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. No Public Hearings**

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

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

## **H. POSTPONED ITEMS:**

### **H.1. No Postponed Items**

## **I. REGULAR BUSINESS:**

- I.1. Board and Committee Appointments: a) Mayoral Appointments - None; b) City Council Appointments - None**
- I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Charter Revision Committee, Parks and Recreation Board, Traffic Committee, Zoning Board of Appeals**
- I.3. No Closed Session Requested**
- I.4. Budget Amendment to Update the Facilities Condition Assessment and Analysis (Introduced by Kurt Bovensiepe, Public Works Director)**
- I.5. Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sylvan Glen Golf Course (Introduced by: Brian Goul, Recreation Director)**
- I.6. Contract Ratification — Troy Communication Supervisors Association (TCSA) (Introduced by: Jennifer Sloan, Deputy Human Resources Director)**
- I.7. Bid Waiver - Interoperability Radio Repeater, Troy Police and Fire 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. Special City Council Meeting Minutes-Draft - July 27, 2026**
  - J.2.b. City Council Minutes-Draft - July 27, 2026**
- J.3. Proposed City of Troy Proclamations:**
  - J.3.a. Proclamation to Recognize Girl Botz FTC Team 22918 for Outstanding Achievement in Robotics and Community Outreach**

- J.4. Standard Purchasing Resolutions:**
- J.4.a. Standard Purchasing Resolution #1: Award to Low Bidder - Contract 26-03 – Granger Pond Drainage Improvements**
- J.4.b. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2027 Joint and Crack Seal Program**
- J.4.c. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Miscellaneous Automotive Parts**
- J.5. CLEMIS Authority Member Agreement**
- J.6. Request for Acceptance of Two Permanent Easements, Sidwell #88-20-15-179-005**
- 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. 2026 Assessment Roll Summary & Board of Review Report
- O.3. Letters of Appreciation:
  - O.3.a. Letter of Appreciation to Eden Wilson of TFAC from Elizabeth Boughner
  - O.3.b. Letter of Appreciation from Troy Church of the Nazarene to the Fire Department
- O.4. Proposed Proclamations/Resolutions from Other Organizations: None Submitted
- O.5. Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-22124

P. COUNCIL COMMENTS:

- P.1. No Council Comments

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

R. CLOSED SESSION

- R.1. No Closed Session Requested

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

|                             |                                                             |
|-----------------------------|-------------------------------------------------------------|
| Monday, 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 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  
November 16, 2026  
December 7, 2026  
December 14, 2026

Regular Meeting  
Regular Meeting  
Regular Meeting  
Regular Meeting



# CITY COUNCIL AGENDA

August 10, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Road

Troy, Michigan 48084

(248) 524-3316

View the Meeting Live at: [www.troy.mi.gov/webcast](http://www.troy.mi.gov/webcast) or on Local  
Access Cable Channels (WOW-Ch 10, Comcast-Ch 17, AT&T-Ch 99)

**INVOCATION: Rev. 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 #2026-08-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of \_\_\_\_\_ at the Regular City Council Meeting of August 10, 2026, due to \_\_\_\_\_.

Yes:

No:

**MOTION CARRIED / FAILED**

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

#### **C.1. No Certificates of Recognition and Special Presentations**

**D. CARRYOVER ITEMS:**

**D.1. No Carryover Items**

**E. PUBLIC HEARINGS:**

**E.1. No Public Hearings**

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

**In accordance with the Rules of Procedure for the City Council:**

Any person not a member of the City Council may address the Council with recognition of the Chair, after clearly stating the nature of his/her inquiry or comment. NOTE TO THE PUBLIC: City Council requests that if you do have a question or concern, to bring it to the attention of the appropriate department(s) whenever possible. If you feel that the matter has not been resolved satisfactorily, you are encouraged to bring it to the attention of the City Manager, and if still not resolved satisfactorily, to the Mayor and Council.

- Petitioners of items that are included in the pre-printed agenda booklet shall be given a fifteen (15) minute presentation time that may be extended with the majority consent of City Council.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to three (3) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, does not have the right to engage in discussion or debate with City Council during the Public Comment portions of the meeting.
- All members of the public who wish to address the Council at a meeting shall be allowed to speak only if they have signed up to speak within thirty minutes before or within fifteen minutes after the meeting's start time. Signing up to speak requires each speaker provide his or her name. If the speaker is addressing an item(s) that appears on the pre-printed agenda, then the speaker shall also identify each such agenda item number(s) to be addressed.
- City Council may waive the requirements of this section by a consensus of the City Council.
- Agenda Items that are related to topics where there is significant public input anticipated should initiate the scheduling of a special meeting for that specific purpose.

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will included the following language, as approved by City Council:

Please direct your comments to the City Council as a whole rather than to any individual. Please do not use expletives or make derogatory or disparaging comments about any individual or group. If you do, there may be immediate consequences, including being muted and having your comments omitted from any re-broadcast of the meeting. Please abide by these rules in order to minimize the possibility of disrupting the meeting.

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

**H. POSTPONED ITEMS:**

**H.1. No Postponed Items**

**I. REGULAR BUSINESS:**

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

**a) Mayoral Appointments - None**

**b) City Council Appointments - None**

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

**a) Mayoral Nominations:**

Suggested Resolution

Resolution #2026-08-

Moved by

Seconded by

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

**Global Troy Advisory Committee**

Appointed by Mayor

12 Regular Members

3 Year Term

**Current Members:**

| Name               | Application Expiration | Appointment Expiration | Notes 1 | Notes 2 |
|--------------------|------------------------|------------------------|---------|---------|
| Baker, Ethan       |                        | 11/8/2027              | Mayor   |         |
| Bica-Grodsky, Lisa | 9/23/2025              | 10/30/2026             |         |         |
| Chezick, Edward    | 10/20/2024             | 10/30/2028             |         |         |

|                   |            |            |                                         |                                     |
|-------------------|------------|------------|-----------------------------------------|-------------------------------------|
| Fakhoury, Awni    | 9/28/2023  | 10/30/2027 |                                         |                                     |
| Lee, Seojin Sarah | 4/21/2025  | 7/31/2026  | Troy High School Student Rep.           |                                     |
| Ljuljdjuraj, Lula | 1/13/2028  | 7/31/2026  | International Academy Student Rep       |                                     |
| Marshall, Everett | 1/3/2027   | 7/31/2026  | Athens High School Student Rep.         |                                     |
| Mohideen, Syeda   | 10/16/2026 | 10/30/2027 |                                         |                                     |
| Natcheva, Daniela | 11/8/2021  | 10/30/2028 |                                         |                                     |
| Neal, Lisa        | 2/24/2028  | 10/30/2026 |                                         |                                     |
| Sekhri, Suneel    | 11/12/2026 | 10/30/2027 |                                         |                                     |
| Vacancy           |            | 10/30/2026 | Sadia Cheriguene resigned in 2025       |                                     |
| Vacancy           |            | 10/30/2028 | Carolina Noguez-Ortiz resigned 1/5/2026 | Brownfield Redev Auth exp 4/30/2026 |
| Vacancy           |            | 10/30/2026 | Michelle Haight resigned 11/3/2025      |                                     |
| Zhou, Yudong      | 12/7/2024  | 10/30/2028 |                                         |                                     |

### Nominations to the Global Troy Advisory Committee:

|                          |                                                                |                        |
|--------------------------|----------------------------------------------------------------|------------------------|
| Term Expires: 10/30/2026 |                                                                |                        |
|                          | Term currently held by: Vacancy - Michelle Haight resigned     |                        |
| Term Expires: 10/30/2026 |                                                                |                        |
|                          | Term currently held by: Vacancy - Sadia Cheriguene resigned    |                        |
| Term Expires: 10/30/2028 |                                                                |                        |
|                          | Term currently held by: Vacancy-Carolina Noguez-Ortiz resigned |                        |
| Term Expires: 7/31/2027  |                                                                | Athens HS Student Rep. |
|                          | Term currently held by: Everett Marshall                       |                        |
| Term Expires: 7/31/2027  |                                                                | IA Student Rep.        |
|                          | Term currently held by: Lula Ljuljdjuraj                       |                        |
| Term Expires: 7/31/2027  |                                                                | Troy HS Student Rep.   |
|                          | Term currently held by: Seojin Sarah Lee                       |                        |

### 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  | IA Student - Graduates 2029                                  |
| Rodriguez, Olivia      | 4/13/2028  |                                                              |
| Santhosh, Simra        |            | IA Student - Graduates 2027                                  |
| Singh, Avani           |            | Troy HS Student - Graduates 2027                             |
| 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 #2026-08-

Moved by

Seconded by

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

### Charter Revision Committee

Appointed by Council

7 Regular Members

3 Year Term

### Current Members:

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

### Nominations to the Charter Revision Committee:

|                                              |                                        |
|----------------------------------------------|----------------------------------------|
| <b>Unexpired Term Expires:<br/>4/30/2027</b> |                                        |
|                                              | Term currently held by: Vacancy        |
| <b>Term Expires: 4/30/2029</b>               |                                        |
|                                              | Term currently held by: David Fukuzawa |
| <b>Term Expires: 4/30/2029</b>               |                                        |
|                                              | 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              |                                   |

### **Parks and Recreation Board**

Appointed by Council

7 Regular Members and 1 Troy School Board of Education Representative

Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

### **Current Members:**

| Name                   | Application Expiration | Appointment Expiration | Notes 1                                   | Notes 2          | Notes 3 |
|------------------------|------------------------|------------------------|-------------------------------------------|------------------|---------|
| Atmakur, Sanika        | 9/18/2026              | 7/31/2026              | Student - Graduates 2025                  |                  |         |
| Brady, Pamela          | 7/10/2027              | 9/30/2028              |                                           |                  |         |
| Brady, Michael         | 9/2/2026               | 9/30/2027              |                                           |                  |         |
| Catron, Tina           | 11/13/2027             | 9/30/2027              |                                           | ACAB exp 9/30/28 |         |
| Colussi, Casey         | 8/20/2022              | 9/30/2026              |                                           |                  |         |
| Girling, Janice        | 8/4/2027               | 9/30/2028              |                                           |                  |         |
| Goul, Brian            |                        | Chapter 27             | Recreation Director                       |                  |         |
| Jansen, Matt           | 9/9/2026               | 7/31/2026              | Troy SD Board of Education Representative |                  |         |
| Martin, Kelly          | 5/5/2028               | 9/30/2026              |                                           |                  |         |
| Mudaliar, Vinodh Kumar | 7/29/2027              | 9/30/2028              |                                           |                  |         |

### **Nominations to the Parks and Recreation Board:**

|                                |                                        |                                                  |
|--------------------------------|----------------------------------------|--------------------------------------------------|
| <b>Term Expires: 7/31/2027</b> |                                        | <b>Troy SD Board of Education Representative</b> |
|                                | Term currently held by: Matt Jansen    |                                                  |
| <b>Term Expires: 7/31/2027</b> |                                        | <b>Student</b>                                   |
|                                | Term currently held by: Sanika Atmakur |                                                  |

**Interested Applicants:**

| Name              | Application Expiration | Notes 1                  | Notes 2 |
|-------------------|------------------------|--------------------------|---------|
| Anam, Kavya       | 7/15/2027              | Student - Graduates 2028 |         |
| Kulchania, Purvi  | 3/15/2028              | Student - Graduates 2029 |         |
| Marshall, Everett | 1/3/2027               | Student - Graduates 2027 |         |
| Singh, Avani      | 4/4/2028               | Student - Graduates 2027 |         |

**Traffic Committee**

Appointed by Council  
7 Regular Members  
3 Year Term

**Current Members:**

| Name                | Application Expiration | Appointment Expiration | Notes 1                  | Notes 2                       | Notes 3 |
|---------------------|------------------------|------------------------|--------------------------|-------------------------------|---------|
| Battle, Timothy     | 10/22/2026             | 1/31/2028              |                          |                               |         |
| Finlay, G. Scott    |                        | Ex-Offio Member        | City Engineer            |                               |         |
| Gill, Jasper        | 1/13/2028              | 1/31/2029              |                          |                               |         |
| Hullinger, Peter    |                        | Ex-Officio Member      | Fire Chief               |                               |         |
| Jeeda, Swathi       | 7/2/2025               | 7/31/2026              | Student - Graduates 2026 |                               |         |
| Jones, Joshua       |                        | Ex-Officio Member      | Police Chief             |                               |         |
| Kenkre, Shama       | 9/11/2026              | 1/31/2028              |                          |                               |         |
| Petrulis, Al        | 12/11/2027             | 1/31/2029              |                          | ACAB exp 9/30/27              |         |
| Rose, Justin        | 11/5/2023              | 1/31/2027              |                          |                               |         |
| Swaminathan, Abi    | 9/2/2025               | 1/31/2027              |                          | Hist. Dist. Comm. exp 5/15/27 |         |
| Ziegenfelder, Peter | 12/14/2024             | 1/31/2029              |                          |                               |         |

**Nominations to the Traffic Committee:**

|                                |                                      |                |
|--------------------------------|--------------------------------------|----------------|
| <b>Term Expires: 7/31/2027</b> |                                      | <b>Student</b> |
|                                | Term currently held by: Swathi Jeeda |                |

**Interested Applicants:**

| Name              | Appointment Expiration | Notes 1                  | Notes 2 |
|-------------------|------------------------|--------------------------|---------|
| Anam, Kavya       |                        | Student - Graduates 2028 |         |
| Kulchania, Purvi  |                        | Student - Graduates 2029 |         |
| Marshall, Everett | 1/3/2027               | Student - Graduates 2027 |         |

**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 |                                             |         |
| Frisen, Sande      |                        | 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:**

|                                |                                                                           |                  |
|--------------------------------|---------------------------------------------------------------------------|------------------|
| <b>Term Expires: 1/31/2027</b> |                                                                           | <b>Alternate</b> |
|                                | Term currently held by: Vacant - Jeffrey Förster appt'd as Regular Member |                  |

**Interested Applicants:**

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

Yes:

No:

**MOTION CARRIED / FAILED**

**I.3. No Closed Session Requested**

**I.4. Budget Amendment to Update the Facilities Condition Assessment and Analysis  
(Introduced by Kurt Bovensiepe, Public Works Director)**

Suggested Resolution

Resolution #2026-08-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$351,000.00 to the Building Operations Budget, Professional Services – Special Studies and Research, Account No. 631.265.801.100, to fund the Facilities Condition Assessment and Analysis project.

Yes:

No:

**MOTION CARRIED / FAILED**

**I.5. Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sylvan Glen Golf Course (Introduced by: Brian Goul, Recreation Director)**

Suggested Resolution

Resolution #2026-08-

Moved by

Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course maintenance equipment for Sylvan Glen Golf Course for an estimated total cost of \$66,622.45 less trade-ins of \$350, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:

No:

**MOTION CARRIED / FAILED**

**I.6. Contract Ratification — Troy Communication Supervisors Association (TCSA)  
(Introduced by: Jennifer Sloan, Deputy Human Resources Director)**

Suggested Resolution  
Resolution #2026-08-  
Moved by  
Seconded by

BE IT RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the Troy Communication Supervisors Association (TCSA) for the period July 1, 2026 through June 30, 2029, and Troy City Council hereby **AUTHORIZES** the Mayor and the City Clerk to execute the final agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:  
No:

**MOTION CARRIED / FAILED**

**I.7. Bid Waiver - Interoperability Radio Repeater, Troy Police and Fire Department  
(Introduced by: Joshua Jones, Chief of Police)**

Suggested Resolution  
Resolution #2026-08-  
Moved by  
Seconded by

RESOLVED, That in the best interest of the City, Troy City Council **WAIVES** the bid process and **AWARDS** a contract for the replacement and installation of the interoperability radio repeater at 100 East Big Beaver to *Brilliant Systems, LLC of West Bloomfield, MI* for an estimated amount of \$37,267.00 which includes contingency costs, materials, equipment and consulting labor, 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.

Yes:  
No:

**MOTION CARRIED / FAILED**

**J. CONSENT AGENDA:**

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

Suggested Resolution  
Resolution #2026-08-  
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 #2026-08-

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

**J.2.a. Special City Council Meeting Minutes-Draft - July 27, 2026**

**J.2.b. City Council Minutes-Draft - July 27, 2026**

**J.3. Proposed City of Troy Proclamations:**

Suggested Resolution  
Resolution #2026-08-

**J.3.a. Proclamation to Recognize Girl Botz FTC Team 22918 for Outstanding Achievement in Robotics and Community Outreach**

**J.4. Standard Purchasing Resolutions:**

**J.4.a. Standard Purchasing Resolution #1: Award to Low Bidder - Contract 26-03 – Granger Pond Drainage Improvements**

Suggested Resolution  
Resolution #2026-08-

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 26-03, *Granger Pond Drainage Improvements*, to *V.I.L. Construction, Inc. 6670 Sims Drive, Sterling Heights, MI 48313*, for their low bid of \$295,008.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 10% of the total project cost.

**J.4.b. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – 2027 Joint and Crack Seal Program**

Suggested Resolution  
Resolution #2026-08-

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with the option to renew for one (1) additional year to low bidder meeting specifications; *Scodeller Construction Inc. of Wixom, MI*, for the 2027 Joint and Crack Seal Program for an estimated not to exceed project total of \$200,000 at unit prices contained in the bid tabulation opened July 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 31, 2028.

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

**J.4.c. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Miscellaneous Automotive Parts**

Suggested Resolution  
Resolution #2026-08-

RESOLVED, That Troy City Council hereby **APPROVES** a three (3) year contract with an option to renew for three (3) additional years to provide Miscellaneous Auto Replacement Parts to be ordered on an as needed basis; as per detailed unit prices by line item as detailed in the bid tabulation and as per all bid specifications of ITB-COT 26-15 a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

**J.5. CLEMIS Authority Member Agreement**

Suggested Resolution  
Resolution #2026-08-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the execution of the finalized agreement between the CLEMIS Authority and City of Troy; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

**J.6. Request for Acceptance of Two Permanent Easements, Sidwell #88-20-15-179-005**

Suggested Resolution  
Resolution #2026-08-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and surface drainage, and sidewalks from Prasad Bandari and Shailaja Bandari, owners of the property having Sidwell #88-20-15-179-005.

BE IT FURTHER RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** the permanent easements with Oakland County Register of Deeds, copies of which shall be **ATTACHED**

to the original Minutes of this meeting.

**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. 2026 Assessment Roll Summary & Board of Review Report**

**O.3. Letters of Appreciation:**

**O.3.a. Letter of Appreciation to Eden Wilson of TFAC from Elizabeth Boughner**

**O.3.b. Letter of Appreciation from Troy Church of the Nazarene to the Fire Department**

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

**O.5. Notice of Hearing for the Electric Customers of DTE Electric Company Case No. U-22124**

**P. COUNCIL COMMENTS:**

**P.1. No Council Comments**

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

**R. CLOSED SESSION**

**R.1. No Closed Session Requested**

**S. ADJOURNMENT**

**2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

|                             |                                                             |
|-----------------------------|-------------------------------------------------------------|
| Monday, 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 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

I.4.

**Date:** August 6, 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 Bovensiep, Public Works Director  
Dennis Trantham, Deputy Public Works Director

**Subject:** Budget Amendment to Update the Facilities Condition Assessment and Analysis  
(Introduced by Kurt Bovensiep, Public Works Director)

---

The original Facilities Condition Assessment (FCA) was completed in 2018, and has proven to be one of the City's most valuable capital planning tools. Over the past nine years, the FCA has served as the foundation for identifying facility deficiencies, prioritizing capital investments, supporting budget development, and making informed decisions about the City's growing infrastructure needs. The original study is nearly ten years old, and it is time for an updated FCA to ensure future capital planning is based on current facility conditions and accurate asset information.

## **Financial**

Funding for this study was not included in the adopted 2027 Operating Budget. However, during the City Council budget discussions, updating the City's Facilities Condition Assessment was identified as a strategic priority.

A budget amendment in the amount of \$351,000.00 to the Building Operations Budget, Professional Services Special Studies and Research (Account No. 631.265.801.100) is required to fund the Facilities Condition Assessment and Analysis update. Funding for this budget amendment will be transferred from the Building Operations Fund Balance.

## **Recommendation**

City management recommends that City Council approve a budget amendment in the amount of \$351,000.00 to the Building Operations budget, Professional Services – Special Studies and Research (Account No. 631.265.801.100), to fund the FCA update.

## **Suggested Resolution:**

RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$351,000.00 to the Building Operations Budget, Professional Services – Special Studies and Research, Account No. 631.265.801.100, to fund the Facilities Condition Assessment and Analysis project.

June 19, 2026

Mr. Dennis Trantham  
City of Troy  
Deputy Public Works Director  
4693 Rochester Rd.  
Troy, MI 48085

RE: City of Troy – Facility Condition Assessment Update

Dear Mr. Trantham:

Thank you for the opportunity to submit this proposal for services to update the City of Troy Facility Condition Assessment and develop an digitized asset database for the City moving forward. This letter presents our understanding of the project and proposed scope of services, schedule, and fee.

#### **PROJECT UNDERSTANDING**

A Facility Condition Assessment was produced in 2018, which provided a source for the development of a comprehensive repair, alteration, and improvement document for fifty-six structures owned and maintained by the City of Troy. This report gathered the following information:

- Brief description and vital statistics of each building.
- A summary of major findings relating to each building's deficiencies for the following elements and systems, where applicable:
  - Roof
  - Exterior
  - Interior
  - HVAC
  - Plumbing
  - Fire Protection
  - Temperature Controls
  - Lighting and Controls
  - Power Systems
  - Site
- Deficiencies identified and graded on a 1-7 Priority Scale
- Deficiencies identified and categorized based on six classifications.
- Cost estimates based on 2018 costs with a 35% markup and projected using a 2.5% inflation rate
- Projections for corrections over 20 years, including annual maintenance, 1-year, 3-year, 5-year, 10-year, and 20-year projections.
- Photographs documenting existing systems and items of deficiency
- Equipment Evaluation sheets.
- Diagrammatic plans for each structure
- Overall Facility Condition Index

The City wishes to update this Facility Condition Assessment report and evaluate a more robust organization and management database that can be maintained, updated, and utilized by City staff to gain an ongoing



understanding of the City's asset conditions.

The goals of this project include:

- Update the Building Condition Asset Report
- Utilize the existing GIS database to store and maintain asset information.
- Develop workflows for updating, maintaining, and reporting available data.

### **SCOPE OF SERVICES**

Our scope of services for this work will be completed in three phases with supplemental tasks, as outlined below:

#### **Phase 1: Existing Data Review and Workflow Development**

During this phase of the project, we will validate all assumptions and define all criteria that will be utilized throughout the project. A final schedule will be developed to implement the timeline and approach for updating the Facility Condition Assessment Report, whether by addressing one or two main buildings first or updating all buildings at once. Project goals will be discussed and confirmed to guide decisions throughout development of the condition assessment report update and the system to capture and maintain data over time.

##### Task 1 - Confirm Existing Data Validity

OHM will conduct a kickoff meeting with the City to review the following:

- Discuss and confirm goals for Facility Assessment Report
- Discuss and confirm goals for Digital Asset Database
- Discuss the overall project schedule and identify key dates and input from key stakeholders.
- Confirm facility assessment data criteria including:
  - Building Descriptions
  - Deficiency Priority Scale and Definitions.
  - Deficiency Categories and Definitions.
- Building drawings: Confirm availability and location of:
  - Key plans (Non-scaled PDFs)
  - Construction drawings (scaled PDFs)
  - Digital files (scaled GIS, CAD, Revit, Other)
- Current GIS Data
  - Confirm existing data layers and schemas
  - Discuss and plan out data formatting to achieve indoor asset nesting.

With this information, we will review and identify key details that are missing or that should be captured during the assessment phase.

##### Deliverables:

- Meeting minutes noting the intended FCA criteria discussed for review and GIS data
- Spreadsheet of all buildings and available building drawing status.

##### Task 2 - Develop and Define Workflows

With information from Task 1, OHM will develop the following workflows for review with the City at Design Meeting 2:

- Data Collection – Review the format and layout for capturing and reporting the following:
  - Deficiency Report – Including format for identification, priority, category, and photo.
  - Equipment evaluation sheet



- Key Plan / Drawing Updates – Level of accuracy and type (PDF, CAD, Other)
- Reports
  - Deficiency Costs – Priority and Category
  - Project Cost Summary – Organized by total, building only, or site only
  - Other Reports requested

Deliverables:

- Sample Data Collection Graphics
- Sample Reports

Task 3 - Initial Data Creation:

With workflows developed, data criteria established, and input measures identified, incorporate initial data from the 2018 FCA, including:

- Building Description
- Building deficiencies including:
  - Priority Scale
  - Deficiency Category
- Equipment Evaluation Sheets

Deliverables:

- Initial database of existing information.
- PDF Reports identified in Task 2 for all buildings

**Phase 2: Assessment Report Development**

Task 4.1: Building Assessment Update

With toolset available for data collection and criteria developed, OHM Advisors will coordinate a time to walk each building and update the data. OHM will perform visual evaluation of the overall condition of the building, including:

- Site: Hardscapes, landscapes, exterior site furnishings and lighting.
- Exterior Building Systems: exterior building components, including the roof, walls, masonry, siding, brickwork, window systems, exterior doors, and other structural components.
- Interior Building Systems: walls, doors, windows, floors and ceilings, floor coverings, stairs and handrails, lighting, visible structure, and finishes.
- Areas with limited accessibility (no measurements will be taken).
- Heating, Ventilation, and Air Conditioning Systems.
- Electrical and Electrical Distribution Systems.
- Plumbing Systems.
- Review original deficiencies and note if they have been addressed or provide an update if not.

Task 4.2: 3D Building Scanning

3D Building Scanning: OHM surveyors will conduct an existing-condition survey utilizing 3D LiDAR scanners. This technology will allow for the collection of room feature data points, creating a digital rendering of conditions. Simple, to-scale, 2-D CAD drawings can be extrapolated from this scan, with key fixed features such as doors, windows, and major equipment made available.



### Task 5: Assessment Report

Finalization of data for creation of assessment report will include the following:

- Review priority of deficiency for projections of projects. OHM to provide initial recommendations based on criticality of deficiency.
- Cost input for deficiencies.
- Revisions to Key Plans/GIS backgrounds

Provide a draft report, implemented through the workflow process created. Review reports, graphics, and discuss deficiencies, priorities, and building projections (Findings and recommendations). Make adjustments based on the review meeting and provide a final PDF of the report.

### Deliverables:

- PDF of Facility Condition Report including:
  - Each building general description and vital statistics
  - Itemized findings relating to each building's deficiencies, noting priority, category, and associated photographs.
  - Summary report noting projections for corrections
  - Equipment evaluation sheets.
  - Diagrammatic plans of each structure
  - Overall Facility Condition Index
- GIS Database including:
  - Determined as part of Phase 1 discussion.

## **Phase 3: CADD Drafting Standards & Support Services**

Our team will develop a Computer-Aided Design and Drafting (CADD) standard that establishes a consistent, scalable framework for documenting municipal facilities and infrastructure, managing facility asset information, and supporting long-term operations and maintenance, capital planning initiatives, and GIS integration.

The developed standards will be based on current National CAD Standard (NCS) guidelines, with other recognized industry best-practice influences, tailored to the Municipality's operational requirements, facility management objectives, and existing technology environment.

The following tasks will be included in this phase:

### Task 6.1: Discovery and Assessment Implementation Review

- Conduct up to (4) structured review meetings with primary Facilities & Planning stakeholders, as identified by the City of Troy, to:
  - Review current facilities documentation practices and workflows used by the City for alignment during development, as identified during Task 1.
    - Including, but not limited to, applicable CADD (or other) drawing standards, content files, record drawings/facility plans, documentation management systems, asset attribute databases, operational workflows and/or integrated software infrastructure.
  - Identify and confirm any Facility Management aspects currently without an established standard defined or tracked during Task 1, to be included during Task 6.2.
  - Define the overall implementation strategy and approach for asset database workflows, object categories and attribute data requirements, graphic styles and annotations, etc., for each FM asset type within the CADD environment, to be included during Task 6.2



development or identified for future development.

- Define overall goals for the development of design, construction and facility management & documentation practices within the CADD environment during this phase.

Deliverables:

- Strategic FM CADD Standards & Objectives Summary (PDF)

Task 6.2: CADD Standards Development

- Based on the assessment findings from Tasks 1 through 5 and goals identified during structured review meetings (Task 6.1), OHM will develop a comprehensive CADD standard, utilizing the National CAD Standard (NCS) as the foundational framework.
  - This standard will be developed to support future expansion into BIM and digital asset management initiatives where appropriate or as identified by the City of Troy.
- Conduct up to two virtual meetings with primary stakeholders, as identified by the City of Troy, for QA efforts and approvals of developed content during this task.

Deliverables:

- (1) AutoCAD Drawing Template (.DWT)
  - A single standardized AutoCAD template file will be developed to provide a common drawing environment for all users, disciplines, and facility types.
    - The drawing template file will contain drawing standards-based content only. Unless listed below, additional pre-built, custom content and/or objects will not be included.
  - The template will include:
    - AutoCAD Drawing setup standards (.DWS)
    - Units and scales
      - Layer standards predefined with naming conventions, descriptions, color assignments, line weights, line types, and plot settings
      - Annotation standards for text styles, dimension styles, multileader styles, and table styles
    - Plot and layout configuration
    - (1) Standard title block and sheet border (size as identified by city)
- Facility Asset Metadata Framework (PDF)
  - A foundational facility identification framework will be established to define and enable interoperability workflows to/from GIS software for:
    - Facility, building, space, and room IDs, asset IDs and classification structure, asset mapping (CAD-to-GIS) matrix, and associated reference documentation (PDF/XLS).
  - This framework will be intentionally structured within the developed CADD standards to support GIS asset workflows and streamline facility documentation efforts.
- AutoCAD Content Library Structure (PDF/ZIP)
  - A standardized block library structure will be developed to support facility documentation activities. Any delivered drawings, files or additional content will be delivered with Autodesk out-of-the-box (OOTB) components, as included with standard Autodesk software deployment packages.



- Additional content not included within this service can be developed by OHM if requested by the City on an as-needed, hourly, not-to-exceed basis.
  - These items will need to be reviewed on a case-by-case basis against the remaining task budget prior to inclusion within this service.
- City of Troy Project Execution & Drawing Delivery Requirements (PDF)

**Task 6.3: Training and Implementation Support**

- Following completion of Task 6.2, CADD Standards Development, OHM will provide initial training-service resources focused on implementation and adoption of the developed standards.
- Additional CAD support, training, and/or other resources not included as part of this task can be completed by OHM on an as-needed basis.

**Deliverables:**

- Provide up to (3) pre-recorded virtual training sessions for internal staff, approx. 1 hour in duration each (MP4)
- Provide up to (1) virtual training workshop for Q&A with internal staff, approx. 1 hour in duration (Zoom)

**COMPENSATION AND SCHEDULE**

OHM Advisors will provide the professional services outlined above in accordance with the following fee schedule. Our professional services will be performed on an hourly basis.

| Phase/Task                                                      | Cost              | Preliminary Schedule |
|-----------------------------------------------------------------|-------------------|----------------------|
| <b>PHASE 1 – Existing Data Review and Workflow Development</b>  |                   | <b>2-3 Months</b>    |
| Task 1 – Confirm Existing Data Validity                         | \$ 14,000         |                      |
| Task 2 – Develop and Define Workflows                           | \$ 12,000         |                      |
| Task 3 – Initial Data Creation                                  | \$ 30,000         |                      |
| <b>Phase 1 total</b>                                            | <b>\$ 56,000</b>  |                      |
| <b>PHASE 2 – Assessment Report Development</b>                  |                   | <b>4-6 Months</b>    |
| Task 4.1 – Building Assessment Update                           | \$ 125,000        |                      |
| Task 4.2 – 3D Building Scan                                     | \$ 80,000         |                      |
| Task 5 – Assessment Report                                      | \$ 65,000         |                      |
| <b>Phase 2 total</b>                                            | <b>\$ 270,000</b> |                      |
| <b>PHASE 3 – CADD Drafting Standards &amp; Support Services</b> | <b>\$ 25,000</b>  | <b>4-5 Months</b>    |
|                                                                 |                   |                      |
| <b>Total All Phases</b>                                         | <b>\$ 351,000</b> |                      |



**Notes:**

1. Fees were determined based on the noted assumptions. OHM Advisors proposes to confirm these assumptions with the City of Troy prior to commencing services.
2. Hourly cost basis represents the budget estimate for the task, per the rates identified in our Hourly Rate Schedule. The budget estimate shall serve as a maximum. Any requested work beyond this fee must be approved by the City of Troy prior to proceeding.
3. Items under the Added Value Services task, as appropriate, will only be performed if agreed upon with the City of Troy and prior written authorization is provided by the City of Troy.
4. All costs are included, and no reimbursable expenses are expected.
5. Phase 1 and Phase 3 can start at the same time; Phase 2 will commence upon completion of Phase 1. The total preliminary schedule is estimated at 6–9 months.

**ASSUMPTIONS, EXCLUSIONS & OWNER RESPONSIBILITIES**

OHM Advisors is prepared to complete the work as outlined above, based on our understanding of the project, which includes the following assumptions, exclusions, and identified Owner responsibilities.

- ▼ OHM Advisors' point of contact for this project is Dennis Trantham.
- ▼ Existing drawings are currently scanned and will be provided digitally by the City.
- ▼ For Phase 3, the fee was based on the following assumptions: four in-person meetings; three pre-recorded training video sessions; one-hour virtual video conferencing; and a standard template and supplemental documentation developed using current NCS standards. Additional time and/or requested content creation will be billed at our hourly rate.

**ACCEPTANCE**

Work will be completed in accordance with the terms and conditions of the Continuing Services Agreement between OHM and the City, originally dated June 19, 2017, and extended on June 14, 2022. If this proposal is acceptable to you, please provide a signature below or send an email confirming authorization for us to proceed with the project.

Thank you for giving us the opportunity to be of service. We look forward to working with you on this project.

**Orchard, Hiltz, & McCliment, Inc.**

CONSULTANT

  
\_\_\_\_\_  
(Signature)

Christopher Ozog  
\_\_\_\_\_  
(Name)

Senior Project Manager  
\_\_\_\_\_  
(Title)

June 19, 2026  
\_\_\_\_\_  
(Date)

**City of Troy**

OWNER

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Date)

Cc: Rhett Gronevelt, OHM Advisors



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**I.5.**

**Date:** August 6, 2026

**To:** Frank Nastasi, City Manager

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

**Subject:** Bid Waiver - Purchase of Golf Course Maintenance Equipment for Sylvan Glen Golf Course (Introduced by: Brian Goul, Recreation Director)

---

## History

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

## Purchasing

- The City has the ability to purchase the two pieces of golf course maintenance equipment cooperatively utilizing the TROON National Account pricing or OMNIA Partners Cooperative Contract #2023261.
- Upon analysis of the OMNIA Partners Cooperative contract and TROON National Account pricing, these purchases are recommended for award utilizing the TROON National Account pricing.
- The TORO Workman HDX and Salsco Roll-N-Go Self-Transporting 2-Roll Gas Roller will be purchased using the TROON National Account pricing for a total price of \$66,622.45 compared to OMNIA Partners contract price of \$68,565.72.
- Both quotes offer a \$350 trade-in for the replacement equipment off the total contract price.
- Utilizing the TROON National Account is the least expensive way to purchase the two pieces of golf maintenance equipment, providing the City with a cost savings of

\$1,943.27.

## Financial

Funds are budgeted and available in the Sylvan Glen Capital General Equipment Fund under Project Numbers 2027C0077 and 2027C0079 for the 2027 fiscal year. Expenditures will be charged to account number 584.788.978.010.

| Qty.                        | Equipment                   | OMNIA Pricing             | TROON Pricing             | Project # |
|-----------------------------|-----------------------------|---------------------------|---------------------------|-----------|
| 1                           | Toro Workman HDX            | \$39,680.40               | <b>\$37,737.13</b>        | 2027C0077 |
| 1                           | Salsco Roll-N-Go Gas Roller | \$28,885.32               | <b>\$28,885.32</b>        | 2027C0079 |
| 1                           | Trade In                    | -\$350                    | <b>-\$350</b>             |           |
| <b>TOTAL PURCHASE PRICE</b> |                             | <u><b>\$68,215.72</b></u> | <u><b>\$66,272.45</b></u> |           |

## Recommendation

City Management recommends, in the best interest of the City, that the bid process be waived and a contract be awarded to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf maintenance equipment for Sylvan Glen Golf Course for an estimated total price of \$66,622.45 less \$350 in trade in value as detailed in the attached quote and as per the TROON National Account pricing.

### **Suggested Resolution:**

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and **APPROVES** a contract to *Spartan Distributors of Auburn Hills, MI* for the purchase of two (2) pieces of golf course maintenance equipment for Sylvan Glen Golf Course for an estimated total cost of \$66,622.45 less trade-ins of \$350, utilizing the TROON National Account pricing as detailed in the attached quote, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.



July 22, 2026

City of Troy – Sylvan Glen Golf Course  
Attn: Cameron Abrahamsson & Nic Thommes  
5725 Rochester Rd  
Troy, MI 48085

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

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

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

|                                                                                                                                                                                                                                   |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>(1) TORO Workman HDX - 2WD (Kubota Gas) (#07384)</b><br>• (1) LED Worklight Kit for ROPS (#133-0554)<br>• (1) High Flow Hydraulics Kit (#07316)<br>• (1) Hand Throttle Kit (#07408)<br>• (1) 2" Receiver Hitch Kit (#117-4831) | <b>\$ 39,680.40</b>           |
| <b>(1) Salsco Roll-N-Go Self-Transporting 2-Roll Gas Roller (#0009105-N)</b><br>• (1) Powered Roll Brush Kit (#0161390-O)<br>• (1) LED Light Kit (#0161361-O)                                                                     | <b>\$ 28,885.32</b>           |
| • (1) Groundsmaster 4500 (#30856-280000287), 7200 hours<br>Scrap Value \$ 250.00<br>• (1) Hustler 52" Zero Turn (#26981-02082170), 710 hours<br>Scrap Value \$ 100.00                                                             | <b>Less Trades \$ -350.00</b> |

**The above TORO pricing is based on OMNIA Contract #2023261**

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Pricing is firm through July 31, 2026.

DELIVERY: As Arranged  
TERMS: Net 30 Days

---

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9356.

Sincerely,  
*Tom Gill*

Tom Gill  
Commercial Sales

TG/jgm



July 22, 2026

City of Troy – Sylvan Glen Golf Course  
Attn: Cameron Abrahamsson & Nic Thommes  
5725 Rochester Rd  
Troy, MI 48085

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

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

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

|                                                                                                                                                                                                                                   |                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>(1) TORO Workman HDX - 2WD (Kubota Gas) (#07384)</b><br>• (1) LED Worklight Kit for ROPS (#133-0554)<br>• (1) High Flow Hydraulics Kit (#07316)<br>• (1) Hand Throttle Kit (#07408)<br>• (1) 2" Receiver Hitch Kit (#117-4831) | <b>\$ 37,737.13</b>           |
| <b>(1) Salsco Roll-N-Go Self-Transporting 2-Roll Gas Roller (#0009105-N)</b><br>• (1) Powered Roll Brush Kit (#0161390-O)<br>• (1) LED Light Kit (#0161361-O)                                                                     | <b>\$ 28,885.32</b>           |
| • (1) Groundsmaster 4500 (#30856-280000287), 7200 hours<br>Scrap Value \$ 250.00<br>• (1) Hustler 52" Zero Turn (#26981-02082170), 710 hours<br>Scrap Value \$ 100.00                                                             | <b>Less Trades \$ -350.00</b> |

**The above TORO pricing is based on  
Troon Golf Corporation / TORO National Account pricing**

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Pricing is firm through July 31, 2026.

DELIVERY: As Arranged  
TERMS: Net 30 Days

---

Thank you for your interest in our line of equipment. If you have any questions, please feel free to call me at 313-618-9356.

Sincerely,  
*Tom Gill*

Tom Gill  
Commercial Sales

TG/jgm



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**I.6.**

**Date:** August 6, 2026

**To:** Frank Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Josh Jones, Police Chief  
Jeanette Menig, Human Resources Director  
Jennifer Sloan, Deputy Human Resources Director

**Subject:** Contract Ratification — Troy Communication Supervisors Association (TCSA)  
(Introduced by: Jennifer Sloan, Deputy Human Resources Director)

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## **History**

The Troy Communication Supervisors Association (TCSA) currently represents nine members, eight Communications Supervisors and one Communications Manager.

In May of this year, the City and the TCSA started negotiating a successor collective bargaining agreement to replace the contract that expired on June 30, 2026. We held three bargaining sessions and reached a tentative agreement on July 31, 2026.

## **Financial**

As seen in the attached summary, the three-year agreement provides annual wage increases, enhanced shift premium, increased clothing allowance and lump sum payments. The estimated cost (using base salaries for each member) for the first year of the agreement is approximately \$90,000.

Additional administrative and non-financial changes are also included in this agreement.

## **Recommendation**

City management recommends approval of this agreement between the City of Troy and TCSA for a three-year collective bargaining agreement for the period July 1, 2026 to June 30, 2029.

A summary of contract changes, copies of the tentative agreements and relevant Letters of Understanding are attached. For reference, the current collective bargaining agreement is available on the [City website](#).

## **Suggested Resolution:**

BE IT RESOLVED, That Troy City Council hereby **RATIFIES** the collective bargaining agreement between the City of Troy and the Troy Communication Supervisors Association (TCSA) for the period July 1, 2026 through June 30, 2029, and Troy City Council hereby

**AUTHORIZES** the Mayor and the City Clerk to execute the final agreement; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

TENTATIVE AGREEMENT SUMMARY  
City of Troy and TCSA  
2026-2029 Collective Bargaining Agreement  
(with side-by-side comparison where applicable)

| ISSUE              | CURRENT                                          | TENTATIVE AGREEMENT                                    |                                    |
|--------------------|--------------------------------------------------|--------------------------------------------------------|------------------------------------|
| Contact Duration   |                                                  | Three years                                            |                                    |
| Clothing Allowance | \$650/yr                                         | \$750/yr                                               |                                    |
| Shift Bonus        | Afternoons \$ .60/hr<br>Midnights \$ .70/hr      | Afternoons<br>Midnights                                | \$ 1.00/hr.<br>\$ 1.25/hr.         |
| Wages - Lump Sum   |                                                  | Upon Ratification<br>July 1, 2027                      | \$2500 lump sum<br>\$2500 lump sum |
| Wages              | Wages increases negotiated<br>with each contract | Now a calculated differential                          |                                    |
|                    |                                                  | <u>Communications Supervisor</u>                       |                                    |
|                    |                                                  | (New) Start Step                                       | 8% over Dispatcher max             |
|                    |                                                  | Step 1                                                 | 12% over Dispatcher max            |
|                    |                                                  | Step 2                                                 | 20% over Dispatcher                |
|                    |                                                  | <u>Communications Manager</u> 10% over Supervisor max. |                                    |

City of Troy and TCSA

City Proposal – 7/24/2026

Duration

Three-year (3) agreement

Article 8 Association Business

E. ~~The President or other Officers~~ of the Association shall be given time off not to exceed ~~20~~ 40 hours combined per fiscal year to attend to matters concerning Association business. Requests for such time off shall be submitted to the ~~Chief of Police~~ Police Chief no later than 48 hours in advance of the time requested and shall be approved provided that no additional personnel expense is incurred by the City.

Article 12 Discipline

Add new Section J

All records placed in Guardian Tracking (or similar program), which are over twelve (12) months old from the date of entry, may be requested in writing by the employee to be removed. If the removal request is approved, such records will be deleted by the Division Commander or Chief unless there is litigation pending.

Article 15 Work Schedule

Add new Section H

No employee shall be ordered, or be eligible to sign up for, overtime with less than an eight (8) hour break between shifts (or up to fifteen (15) consecutive hours of work). An employee's work schedule shall not be changed to avoid this requirement. Exceptions may be made only if there are no eligible employees available to work (i.e., due to employees already working extended shifts, on pre-approved leave, emergencies).

Article 16 Overtime

Status Quo

Article 24 Holidays

Status Quo on straight time for Communications Manager; incorporate Letter of Understanding regarding Martin Luther King Day.

Article 25 Vacation

Status Quo

Article 31 Clothing and Cleaning Allowance

Incorporate language from June 15, 2022 Letter of Understanding; update amounts to \$750 Clothing, \$600 Cleaning.

Article 32 Retirement

Status Quo

Shift Bonus

Second Shift (Afternoons) \$1.00

Third Shift (Midnights) \$1.25

Article 33 Wages

Lump Sum

\$2,500 per active member within 60 days of ratification, and  
\$2,500 per active member July 1, 2027

Communications Supervisor

Remove a step

New Start Step

8% over Dispatcher Step 2

Step 1 (1 yr from Start)

12% over Dispatcher Step 2

Step 2 (1 yr from Step 1)

20% over Dispatcher Step 2

Communications Manager

10% over Step 2 of Communications Supervisor

**TCSA Wage Calculations**

MAP Dispatcher - Grade 6 step 2

7/1/2026

7/1/2027

7/1/2028

\$69,899

\$72,695

\$75,603

**Supervisor (% over Dispatcher max)**

10% min

4%

4%

New Start (8% over)

\$75,491

\$78,511

\$81,651

Step 1 (12% over)

\$78,287

\$81,418

\$84,675

Step 2 (20% over)

\$83,879

\$87,234

\$90,724

**Manager**

>.9%  
(previously adjusted)

4%

4%

(10% over Comm Supervisor Step 2)

\$92,267

\$95,957

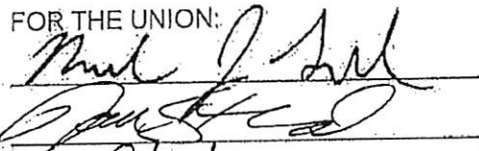
\$99,796

Clarification: wage increases and shift bonus are retroactive to 7/1/2026

Misc.

Update 7/15/22 LOU regarding Communication Manager's use of vehicle (benefit sunsets with current Communication Manager).

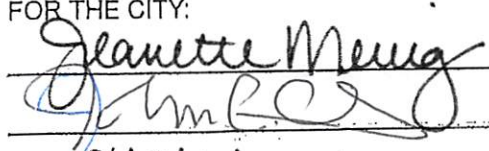
FOR THE UNION:



Date:

8/3/26

FOR THE CITY:



Date:

8/3/26

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

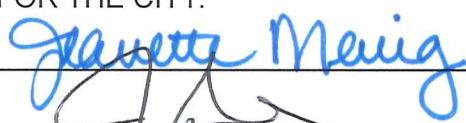
4. NON-DISCRIMINATION

The Employer and the Association agree that the provisions of this Agreement shall be applied equally to all employees without discrimination as to ~~sex, marital status, race, color, creed, national origin, religious, or political affiliations~~ race, religion, color, sex, sexual orientation, gender identity or expression, height, weight, marital status, national origin, age, disability, or veteran status.

FOR THE UNION:

  
  
Date: 5/6/26

FOR THE CITY:

  
  
Date: 5/6/2026

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

The City and the Union agree to modify Section 15 C. as follows:

15. WORK SCHEDULE

- C. ~~If an employee is unable to report to work at his established starting time, he shall notify the on-duty Communications Supervisor at least one hour prior to the time his shift is scheduled to start, unless mitigating circumstances make such notification impossible. Failure to provide such notification may, at the option of the City, result in loss of pay for that day.~~

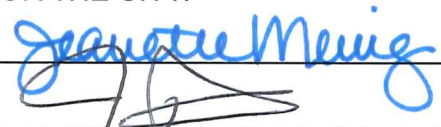
**For all absences, including those in which sick time is applicable and used, employees must notify the on-duty Communications Supervisor at least (1) hour prior to the start of their shift, consistent with the Michigan Earned Sick Time Act and the departmental policy received upon hire and any subsequent version of the departmental policy as updated and distributed in writing to employees.**

**Failure to so notify the department as specified herein subjects the employee to discipline, unless mitigating circumstances make such notification physically impossible. Failure to so notify the department as specified herein may result in the loss of pay for the day.**

FOR THE UNION:

  
  
Date: 5/6/26

FOR THE CITY:

  
  
Date: 5/6/2026

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

19. SICK LEAVE

E. Sick leave is to be utilized consistent with the ~~Paid Medical Leave Act of 2018: for the employee's own health condition (including physical, mental and preventative care); the health condition (including physical mental and preventative care) of a family member including child, parent, spouse, grandchild, grandparent, or sibling; time off due to domestic violence or sexual assault, including for medical or counseling services, relocation, or legal services or proceedings (employee or employee's family member as defined herein); the closure of the employee's workplace due to a public health emergency, or an employee's need to care for a child whose school or place of care has been closed by order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction of by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member has actually contracted the communicable disease.~~ **Michigan Earned Sick Time Act:**

1. The employee's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's mental or physical illness, injury, or health condition; or preventative medical care for the employee.
2. For the employee's family member's mental or physical illness, injury, or health condition; medical diagnosis, care, or treatment of the employee's family member's mental or physical illness, injury, or health condition; or preventative medical care for a family member of the employee.
3. If the employee or the employee's family member is a victim of domestic violence or sexual assault, for medical care or psychological or other counseling for physical or psychological injury or disability; to obtain services from a victim services organization; to relocate due to domestic violence or sexual assault; to obtain legal services; or to participate in any civil or criminal proceedings related to or resulting from the domestic violence or sexual assault.
4. For meetings at a child's school or place of care related to the child's health or disability, or the effects of domestic violence or sexual assault on the child; or
5. For closure of the employee's place of business by order of a public official due to a public health emergency; for an employee's need to

care for a child whose school or place of care has been closed by order of a public official due to a public health emergency; or when it has been determined by the health authorities having jurisdiction or by a health care provider that the employee's or employee's family member's presence in the community would jeopardize the health of others because of the employee's or family member's exposure to a communicable disease, whether or not the employee or family member\* has actually contracted the communicable disease.

6. For the purpose of sick leave use as referenced in this article, "family member" includes all of the following:
  - a. A biological, adopted or foster child, stepchild or legal ward, a child of a domestic partner, or a child to whom the employee stands in loco parentis.
  - b. A biological parent, foster parent, stepparent, or adoptive parent or a legal guardian of an employee or an employee's spouse or domestic partner or a person who stood in loco parentis when the employee was a minor child.
  - c. A person to whom the employee is legally married under the laws of any state or a domestic partner.
  - d. A grandparent.
  - e. A grandchild.
  - f. A biological, foster, or adopted sibling.
  - g. Any other individual related by blood or affinity whose close association with the employee is the equivalent of a family relationship.
7. If the need for sick leave is foreseeable, employees must provide seven days' notice of the intention to use sick leave; approval of foreseeable sick leave use without seven days' notice may be at the discretion of the supervisor.

If the need for sick time is not foreseeable, employees must notify their supervisor as soon as practicable using their department's notification procedures consistent with the Michigan Earned Sick Time Act and the departmental policy received upon hire and any subsequent version as updated and distributed in writing.

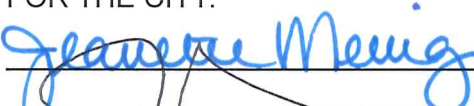
Unauthorized or improper use of sick leave by any employee shall be cause for disciplinary action.

- F. On or before the 10th of December, employees with accumulated sick leave in excess of the 288 hours maximum as of ~~the last pay period of~~ October of that year shall receive a bonus of unused sick leave which is over the maximum at the rate of 100%, and the accumulated sick leave shall be reduced to the maximum of 288 hours.

FOR THE UNION:

  
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Date: 5/6/24

FOR THE CITY:

  
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Date: 5/6/2026

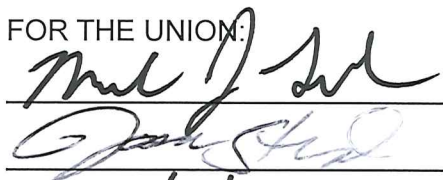
Tentative Agreement  
City of Troy and TCSA  
June 2, 2026

22. MILITARY LEAVE

Any employee who has completed his probation period and leaves the Employer's service for compulsory military duty ~~shall be placed on military leave without pay. Such leave shall extend through a date of 90 days after his release from the military service. An employee returning from military leave shall be entitled to restoration to his former position, provided that: (1) he makes application within 90 days after his release from duty, (2) his release shall be under conditions other than dishonorable, and (3) he is physically and mentally capable of performing the duties of the position involved. An employee who leaves for military duty may elect to be paid for accrued vacation time due him, or have such credits reinstated upon return to the department. An employee returning from Military Leave shall have unused sick leave credits restored to him.~~

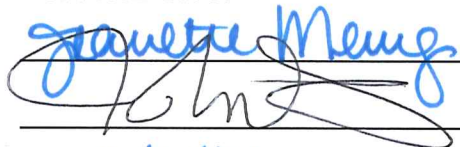
**shall, in addition to what is required under the Uniformed Services Employment and Reemployment Rights Act of 1994 (USERRA), be provided leave with pay and benefits as described in Administrative Memo 1-P-87 Military Leave Policy.**

FOR THE UNION:



Date: 6/2/24

FOR THE CITY:



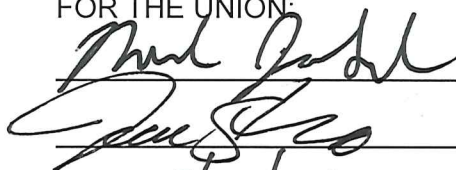
Date: 6/2/26

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

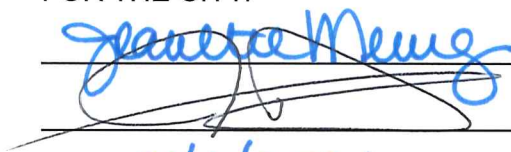
26. DISABILITY INSURANCE

- A. The City will provide short-term disability insurance for all Employees. Said insurance will provide approximately sixty (60) percent of an Employee's gross salary after a thirty (30) **calendar** day **waiting qualifying** period for a maximum of fifty-two (52) weeks **(upon claim approval)**. If available, a charge of up to eight (8) hours per pay period of the Employee's accrued leave time will supplement and be in addition to this insurance. A City supplement of 10% will enhance this benefit to approximately eighty (80) percent of the Employee's gross salary. **Should the employee not designate the type of leave time to be utilized, time from the Employee's sick bank shall be utilized before any other time.** If the employee does not supplement with leave time the City supplement shall not apply.
- B. Long-term disability insurance will be provided by the City for all Employees who have three (3) or more years of service at the time of the next opening date of the insurance policy. Eligible employees must be accepted by the insurance company. Said insurance shall provide approximately fifty (50) percent of gross salary beginning twelve (12) months after an extended absence due to sickness or accident. The insurance shall continue until the Employee's death, retirement, or return to work (or in the case of non-duty disability, up to five (5) years whichever is sooner). If available, a charge of up to eight (8) hours per pay period of the Employee's accrued leave time will supplement and be in addition to this insurance. A City supplement of 10% will enhance this benefit to approximately seventy (70) percent of the Employee's gross salary. If the employee does not supplement with leave time the City supplement shall not apply.

FOR THE UNION:

  
\_\_\_\_\_  
Date: 5/6/26

FOR THE CITY:

  
\_\_\_\_\_  
Date: 5/6/2026

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

28. WORKERS' COMPENSATION

~~A. Any employee who sustains a disabling injury in the performance of his regular duties may be eligible for Workers' Compensation benefits in accordance with applicable Workers' Compensation laws of the State of Michigan. The City shall pay a supplement to Workers' Compensation benefits to the extent that the employee shall receive approximately 80% of his base daily rate (excluding overtime and shift premium), without loss of leave time, for a period of thirty (30) days maximum, at which time the Short-Term Disability insurance shall become effective. Payment of any supplement to Workers' Compensation benefits by the City is dependent on the employee:~~

- ~~1. Complying with all reasonable rules promulgated by the City regarding duty-related disability.~~
- ~~2. Treating with the City designated clinic after the injury or disability for the initial treatment and up to the following 28 days after the initial treatment pursuant to the current Michigan Workers' Compensation law (if the Michigan Workers' Compensation law changes, the period will mirror the law).~~
- ~~3. Providing periodic updates or reports from the treating physician if requested by the City.~~
- ~~4. Performing in a light duty status consistent with the recommendation of the attending physician, if desired and directed by the City.~~
- ~~5. Consenting to examination by a third physician when, in the opinion of the City, there is a conflict between the opinions of any two attending physicians.~~

~~A. The City will provide benefits pursuant to the current Michigan Workers' Compensation law for an employee who suffers an accidental injury or a disabling occupational disease arising out of and in the course of employment with the City. If the Michigan Workers' Compensation law changes, the policy will mirror the changes.~~

~~1. The parties to this Agreement understand that Workers' Compensation benefits are paid in accordance with applicable Workers' Compensation laws of the State of Michigan, but that supplemental payments are made subject to the employee based upon the following. The employee must:~~

- ~~• Be full-time in order to receive supplemental benefits;~~
- ~~• Immediately, upon reasonable knowledge of the injury, report the injury to their immediate supervisor;~~
- ~~• Complete an incident report on the injury and cause of the injury;~~
- ~~• Obtain treatment with the City-designated clinic for the initial treatment and up to the following twenty-eight (28) days after the initial treatment;~~
- ~~• Provide periodic updates from the employee's physician if requested by the City;~~

- Perform in a light-duty status, consistent with the recommendation of the attending physician, if desired and directed by the City;
- Consent to an independent medical examination as necessitated by the applicable Workers' Compensation laws and insurance carrier.

It is further understood that the denial of supplemental benefits, benefits under another Article, and/or other benefit plans does not affect the receipt of Workers' Compensation benefits.

2. In accordance with Workers' Compensation law, there is a 7-day waiting period for wage loss benefit payments from the Workers' Compensation insurance carrier. If the disability lasts beyond one week (seven (7) consecutive, calendar days), the worker is entitled to benefits as of the eighth (8th) day after the injury. If a disability continues for two weeks (fourteen (14) consecutive, calendar days) or longer, then the worker is entitled to be paid compensation for the first (1st) week of disability from the date of disablement. Paid medical leave may apply during the 7-day waiting period. There is no waiting period for medical benefits; coverage begins at the time of the injury.

If a work-related disability occurs but wage loss is not reached (beyond seven (7) consecutive, calendar days), the employee shall utilize any of their available paid leave time.

If a work-related disability occurs and wage loss is reached but the claim ends before the fourteenth (14th) consecutive, calendar day, an employee shall receive, if otherwise eligible, Workers' Compensation as provided by law and the City shall supplement the compensation benefits up to the employee's regular, base wage without loss of any leave for up to a maximum of five (5) days. An employee shall be limited to a total of five (5) days per calendar year under this language. Outside of this first event, the employee shall utilize any of their available paid leave time for the first seven (7) consecutive, calendar days.

If a work-related disability occurs, wage loss is reached, and the claim continues for fourteen (14) consecutive, calendar days or more, an employee shall receive, if otherwise eligible, Workers' Compensation as provided by law and a benefit equal to the difference between such Workers' Compensation benefit and approximately eighty percent (80%) of the employee's base wage. In order to be eligible for such benefit, an employee must supplement such benefits by using up to a maximum of four (4) hours per pay period of paid leave time.

If the employee receives Workers' Compensation benefits attributable back to their first (1st) week of disability, the employee shall pay such amount back to the City and the City will credit such employee with up to five (5) leave days if paid leave time was utilized.

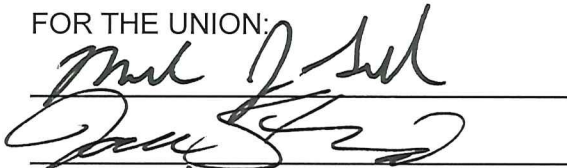
3. If the employee is unable to return to work after 52 weeks, the employee, if otherwise eligible, shall receive Workers' Compensation benefits as provided by law, and a benefit equal to the difference between such Workers' Compensation benefit and approximately seventy percent (70%) of the employee's base wage, until the employee either dies, returns to work, and/or is no longer eligible for Workers'

**Compensation. In order to be eligible for such benefit, an employee must supplement such benefits by using up to a maximum of four (4) hours per pay period of paid leave time.**

**4. The employee agrees to refund any overpayments to the City.**

- B. Sick leave will not be used in lieu of payment of workers' compensation lost wages in cases that have not been denied as work-related by the employer or the insurer. Any sick leave used while a claim is being processed will be returned to the employee's leave bank upon approval/payment of the claim by the insurer.

FOR THE UNION:

  
Date: 5/6/24

FOR THE CITY:

  
Date: 8/6/2026

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

30. HEALTH INSURANCE

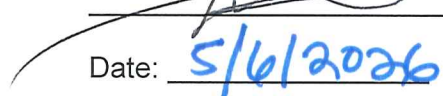
- A. The Employer shall provide hospitalization and medical insurance for employee and family equal to or better than the following:
1. Blue Cross Community Blue PPO Plan 1 Modified, including the following:
    - a. \$10/\$40 prescription drug rider with mandatory generic, prior authorization, step therapy, and 2X MOPD.
    - b. \$30 office visit co-pay
    - c. \$50 emergency room co-pay
    - d. \$30 chiropractic office visit co-pay
    - e. \$250/\$500 basic deductible
  2. Vision care every 12 months
  3. **Basic** Dental Insurance including Class A, B and C benefits with a 10% employee co-payment for claims and a maximum annual benefit of \$1,000 per person, and orthodontic benefits with a 50% employee co-payment and a \$2,000 maximum lifetime benefit per child to age 19. **Employees will have the opportunity to select an enhanced dental plan, including orthodontic coverage.**
- B. An employee who elects to be covered by a City health insurance plan shall contribute 5% of the monthly premium cost by means of a payroll deduction. **An employee who elects to be covered by dental insurance (basic or enhanced) shall contribute 5.0% of the total premium cost of the plan by means of pretax payroll deduction.**
- C. Employees who choose not to subscribe to medical insurance through the city of Troy will receive \$200 per month. **Employees who choose not to subscribe to dental insurance will receive \$25 per month.**
- D. ~~Employees who are married to each other are not permitted to both subscribe to health or dental insurance provided by the City of Troy. The spouse who opts out of employer provided health insurance is not eligible for the cash-in-lieu payment. Duplication of City of Troy health insurance benefits is not allowed; if two City of Troy employees are married to each other and both are eligible to enroll in City of Troy health insurance, one of the spouses must opt out of the medical and dental insurance. The spouse who chooses to opt out of employer-provided health insurance is not eligible for the cash-in-lieu payment. If an employee and their dependent are both eligible to enroll in City of Troy health insurance, the dependent must enroll in their own plan.~~
- E. The City may purchase equivalent or better medical insurance from another carrier provided prior notice is given the Union.

G. ~~If another bargaining unit ratifies an agreement that includes a defined payment for opt out of dental coverage, employee premium share for dental coverage and/or increased dental benefits (including optional buy up coverage) the same will be implemented for this unit. Such dental changes will be effective January 1 of the next calendar year. (NOTE: should have been "F" in the current cba, was mislabeled)~~

FOR THE UNION:

  
\_\_\_\_\_  
  
\_\_\_\_\_  
Date: 5/6/26

FOR THE CITY:

  
\_\_\_\_\_  
  
Date: 5/6/2026

Tentative Agreement  
City of Troy and TCSA  
May 6, 2026

35. TUITION REIMBURSEMENT

E. Maximum reimbursement per employee, per ~~fiscal~~ **calendar** year is \$2,500.

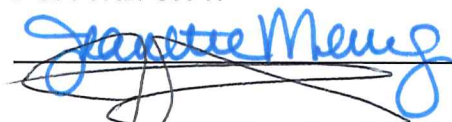
*In addition:*

*Employees who, as of the date of ratification, have submitted and received approval for tuition reimbursement in calendar year 2026 (as part of their FY 2025-26 \$2500), may submit and receive up to an additional \$2500 reimbursement for the remainder of the 2026 calendar year.*

FOR THE UNION:

  
\_\_\_\_\_  
Date: 5/6/26

FOR THE CITY:

  
\_\_\_\_\_  
Date: 5/6/2026



500 West Big Beaver  
Troy, MI 48084  
troymt.gov

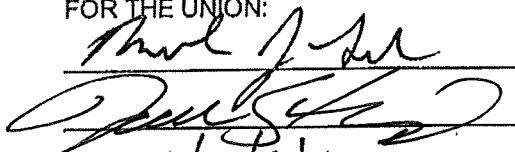
LETTER OF UNDERSTANDING  
City of Troy and TCSA  
June 17, 2026

The City and the Union agree:

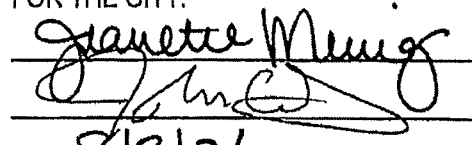
The position of Communication Manager will remain in the Administrative Memorandum 1-P-65, subsection Authorized Use of City Vehicles, during the employment of the incumbent Communication Manager.

It is understood that subsequent Communication Managers will not receive this benefit.

FOR THE UNION:

  
Date: 8/4/26

FOR THE CITY:

  
Date: 8/3/26



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

I.7.

**Date:** August 6, 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  
Peter Hullinger, Fire Chief  
Shawn Hugg, Fire Deputy Chief  
David Quaiatto, Police Captain  
Sam Kalef, Communications Manager  
Emily Frontera, Purchasing Manager  
Roland Gungab, Budget Analyst – Troy Police

**Subject:** Bid Waiver - Interoperability Radio Repeater, Troy Police and Fire Department  
(Introduced by: Joshua Jones, Chief of Police)

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## History

Communications are critical, both on a daily basis and when large emergencies occur. One of the major findings of the 9/11 Commission (a national commission formed by the U.S. Congress to investigate all aspects of the September 11 attacks) was that public safety needed an interoperable communication system that would allow different agencies to communicate in the event of a large-scale event. In response, Oakland County recently upgraded to a P25 radio system, which is a pivotal advancement in bolstering public safety and emergency response capabilities across the region. Integrated into the Michigan Public Safety Communication System (MPSCS), this state-of-the-art radio system ensures seamless communication for first responders within the county and beyond, significantly enhancing their ability to protect and serve communities.

100 East Big Beaver has outdated equipment from our old VHF repeater system installed from June 2016. This proposed project is to remove this old equipment and install a new 700/800Mhz interoperability radio repeater compatible with the current P25 radio system upgrade. This repeater will be broadcasting on a national interoperability channel and would provide the Police and Fire Departments with the ability to communicate with any radio in the 700/800Mhz band within range. In addition to the radio system's increased capabilities, the new interoperability repeater will increase the radio signal strength and range for the Police and Fire Departments, which extends connectivity and uninterrupted radio coverage which is crucial for first responders.

## **Purchasing**

- *Brilliant Systems, LLC of West Bloomfield, MI* has worked in various areas of the Police Department and Fire Department over the past several years, and is considered sole source due to the knowledge and experience with Oakland County Public Safety Communications Infrastructure and technical specifications of our Communications Center and data room.
- Notably, the Police and Fire Departments are currently working with *Brilliant Systems, LLC* to further upgrade and bolster the primary and backup dispatching equipment and capabilities, as well as many additional upcoming projects relating to Emergency Management which will impact multiple City departments.
- Pricing for the interoperability radio repeater replacement project at 100 East Big Beaver has been secured by Brilliant Systems, LLC for an estimated cost of \$37,267.00 as detailed in the attached quote.

## **Financial**

Funds are budgeted and available in the Capital Fund for General Police Equipment under Project Number 2026C0006 for the 2027 fiscal year with a total available budget of \$40,000. Expenditures will be charged to Account Number 401.301.11.325.980.030

## **Recommendation**

City Management recommends, in the best interest of the City, waiving the bid process and awarding a contract for the replacement and installation of the interoperability radio repeater at 100 East Big Beaver to *Brilliant Systems, LLC of West Bloomfield, MI* for an estimated cost of \$37,267.00, which includes contingency costs, materials, equipment and consulting labor.

## **Suggested Resolution:**

RESOLVED, That in the best interest of the City, Troy City Council **WAIVES** the bid process and **AWARDS** a contract for the replacement and installation of the interoperability radio repeater at 100 East Big Beaver to *Brilliant Systems, LLC of West Bloomfield, MI* for an estimated amount of \$37,267.00 which includes contingency costs, materials, equipment and consulting labor, 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.



Brilliant Systems, LLC  
3760 Green Lake Road M/S WBO-1  
West Bloomfield, MI 48324  
Tel: (248) 366-7900 Fax: (248) 366-7920  
www.brilliantystems.com

# Proposal

## Quote Summary

**Sent to:** Troy Police Department Communications  
Attn: Sam Kalef  
500 West Big Beaver Road  
Troy, MI 48084

**Date:** 21 July 2026

**Quote ID:** Q-21JUL20260844 (Government sector, Public Safety)

**Project Name:** On-site replacement of Centennial Building repeater backup power system, repeater maintenance and programming, spare parts acquisition, 1yr qtrly UPS maintenance

## ITEMIZED PRODUCTS and SERVICES

|                                                                                 |                   |
|---------------------------------------------------------------------------------|-------------------|
| • Phase 1 - Replacement of repeater UPS battery system<br>(see attached detail) | \$15106.09        |
| • Phase 2 - Repeater analysis/maintenance/prog./parts<br>(see attached detail)  | \$18773.00        |
| <b>Sub-total</b>                                                                | <b>33879.09</b>   |
| • Contingency, materials, equipment and consulting labor                        | \$3387.91         |
| <b>Total</b>                                                                    | <b>\$37267.00</b> |

**Payment**

**Terms:** Standard Net-30

**Quote**

**Lifetime:** This quote is valid for 30 days from the date shown above.

**Acceptance:**

Issuance of a valid purchase order including this quote ID number constitutes binding acceptance of the pricing and terms outlined in this quote.

**Notes:**

This Proposal is based on technical facts and constraints known as of 1 July 2026 and is subject to revision as conditions and requirements change.

For public safety Customers, Brilliant Systems does not typically charge a markup on new materials and new equipment ordered and shipped to the Customer site. This unique approach helps Customers save money and is indicated by "\*\*\*ACTUAL COST\*\*" in line items listed on budgetary detail documents.

**Troy Police Department Communications**  
**Repeater Maintenance and UPS Replacement Project Budgetary Estimate 2026**  
Created 21 July 2026 9:02a EDT  
Revised 21 July 2026 9:15a EDT

**Phase 1 - Repeater Battery Backup UPS System Replacement**

Order, configure, test, and transport to site and install new UPS system and related extended run-time battery packs in existing rack at Centennial Building.

| Item Description                                                                       | Unit Price | Qty | Ext                |
|----------------------------------------------------------------------------------------|------------|-----|--------------------|
| On-site technical consultation/installation support <b>**FIXED BLOCK**</b>             | \$501.00   | 8   | \$4,008.00         |
| On-site quarterly maintenance 1YR - check UPS, power-fail test, repeater function test | \$501.00   | 6   | \$3,006.00         |
| APC/Schneider SRT1500RMXLA 1.5KVA Online Sine-wave UPS <b>**ACTUAL COST**</b>          | \$2,172.89 | 1   | \$2,172.89         |
| APC/Schneider SRT48RMBP battery pack, extended run, rack mount <b>**ACTUAL COST**</b>  | \$1,361.05 | 4   | \$5,444.20         |
| Hardware budget - screws, mounting brackets, power connector modifications             | \$475.00   | 1   | \$475.00           |
| <b>Sub-total</b>                                                                       |            |     | <b>\$15,106.09</b> |

**Phase 2 - Repeater analysis/maintenance/programming/spare parts acquisition**

| Item Description                                                                   | Unit Price | Qty | Ext                |
|------------------------------------------------------------------------------------|------------|-----|--------------------|
| On-site technical consultation/maintenance support <b>**FIXED BLOCK**</b>          | \$501.00   | 20  | \$10,020.00        |
| On-site Troy PD re-locate Tait control station, connect to Motorola console system | \$501.00   | 3   | \$1,503.00         |
| Hardware budget - omnidirectional 700Mhz antenna, fiberglass radome                | \$750.00   | 1   | \$750.00           |
| Hardware budget - LMR400 or equivalent RF Coax, control station to antenna         | \$1,500.00 | 1   | \$1,500.00         |
| Replacement parts budget - Power amplifier 50W                                     | \$1,000.00 | 1   | \$1,000.00         |
| Replacement parts budget - Power amplifier 100W                                    | \$2,000.00 | 1   | \$2,000.00         |
| Replacement parts budget - AC power supply                                         | \$1,000.00 | 2   | \$2,000.00         |
| <b>Sub-total</b>                                                                   |            |     | <b>\$18,773.00</b> |
| <b>Project Sub-total</b>                                                           |            |     | <b>\$33,879.09</b> |
| <b>Contingency 10%</b>                                                             |            |     | <b>3387.91</b>     |
| <b>Estimated Project Total</b>                                                     |            |     | <b>\$37,267.00</b> |



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# BOARD & COMMITTEE MINUTES COVER SHEET

**J.2.a.**

## **Board and Committee Minutes:**

J.2.a. Special City Council Meeting Minutes-Draft - July 27, 2026

## **ATTACHMENT(S):**

20260727 Special

**A. CALL TO ORDER:**

A Special Meeting of the Troy City Council was held on Monday, July 27, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 6:01 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:

Council Member Hamilton participated virtually in the conversation due to being out of the county.

**C. PUBLIC COMMENT:****D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:****D.1. EMS Performance Evaluation**

City Manager Nastasi began the discussion by introducing the representatives from Star EMS who are present. Fire Chief Hullinger presented the history and current status of EMS services. Deputy City Manager Bruner discussed response times for EMS.

There was discussion about response times, how they have improved since January, and the differences in reporting of response times between the current and previous service provider.

Council Member Gunn asked if it would be possible to have Troy Dispatch directly dispatch EMS. Communications Supervisor Kalef explained the logistics and challenges with Troy Dispatch handling EMS dispatch directly, and why the EMS companies handle their own dispatch services.

Council Member Chamberlain asked if EMS will be a topic included on the upcoming resident survey. Communications Director Flynn answered that she will verify that EMS will be a topic in the survey.

Council Member Hamilton asked if there would be better service with the other deployment model. Deputy City Manager Bruner responded that if the deployment model is changed, it would not benefit

the residents. He said that data should reflect as much information as possible that can be shared responsibly. He commented that there are opportunities to focus on reducing every component of response times.

City Manager Nastasi ended the discussion by encouraging City Council to keep questions coming. He said they will continue holding monthly meetings, providing monthly reports to City Council, and holding Special Meetings to evaluate the services.

**E. OTHER BUSINESS: (Only with consent in accordance with City Charter Section 4.3)**

**F. ADJOURNMENT**

The Meeting **ADJOURNED** at 7:05 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC3  
City Clerk



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# BOARD & COMMITTEE MINUTES COVER SHEET

**J.2.b.**

## **Board and Committee Minutes:**

J.2.b. City Council Minutes-Draft - July 27, 2026

## **ATTACHMENT(S):**

20260727

Reverend Matt Schuler, Pastor of Community from Faith Troy 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 27, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

**B. ROLL CALL:**

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

Resolution #2026-07-107  
Moved by Baker  
Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of Council Member Hamilton at the Special City Council Meeting and Regular City Council Meeting of July 27, 2026, due to being out of the county.

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

**MOTION CARRIED**

**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)**

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2026-07-108  
Moved by Chamberlain  
Seconded by Chanda

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

**MOTION CARRIED**

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

The Mayor opened the Public Hearing. The Mayor closed the Public Hearing after receiving no Public Comment.

Resolution #2026-07-109  
Moved by Bluhm  
Seconded by Chamberlain

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

#### **MOTION CARRIED**

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

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

#### **H. POSTPONED ITEMS:**

H.1. No Postponed Items

#### **I. REGULAR BUSINESS:**

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

a) Mayoral Appointments - None

b) City Council Appointments

Resolution #2026-07-110  
Moved by Chanda  
Seconded by Brooks

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

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

**Nominations to the Zoning Board of Appeals:**

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

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

**MOTION CARRIED**

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

**a) Mayoral Nominations: None**

**b) City Council Nominations: None**

**I.3. Request for Closed Session**

Resolution #2026-07-111  
 Moved by Baker  
 Seconded by Chanda

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

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

**MOTION CARRIED**

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

Resolution #2026-07-112

Moved by Chanda

Seconded by Chamberlain

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: Gunn, Baker, Bluhm, Brooks, Chamberlain, Chanda

No: None

Absent: Hamilton

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2026-07-113-J-1a

Moved by Chamberlain

Seconded by Gunn

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

Yes: Baker, Bluhm, Brooks, Chamberlain, Chanda, Gunn

No: None

Absent: Hamilton

**MOTION CARRIED**

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

**J.2. Approval of City Council Minutes**

Resolution #2026-07-113-J-2

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)**

Resolution #2026-07-113-J-4a

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**

Resolution #2026-07-113-J-4b

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**

Resolution #2026-07-113-J-4c

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**

Resolution #2026-07-113-J-5

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**

Resolution #2026-07-113-J-6

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**

Resolution #2026-07-113-J-7

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**

Resolution #2026-07-113-J-8

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**

Resolution #2026-07-113-J-9

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:**

|                       |                                                        |
|-----------------------|--------------------------------------------------------|
| Ye Ye                 | Complained about noise from Wisdom City Church         |
| Bo Jin                | Complained about noise from Wisdom City Church         |
| Arvin and Kusum       | Complained about noise from Wisdom City Church         |
| Tad Roumayah          | Complained about noise from Wisdom City Church         |
| Robert MacFarland     | Commented on Cherryhurst Subdivision sewage management |
| Phil Brown            | Commented on Cherryhurst flooding                      |
| Hindman (Bing) Burris | Commented on Cherryhurst sewage backup                 |
| James Christiani      | Commented on Flock cameras                             |
| Sam Yao               | Complained about noise from Wisdom City Church         |

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

City Attorney Bluhm commented that MMRMA has hired special legal counsel to handle the Cherry Hurst sewage backup issue since it includes the State of Michigan as well, and that she has met with the legal counsel. She said she has pressured MMRMA to move forward and expedite the process. Mayor Baker said he would like regular communication updates for the residents. Mr. Bovensiep said they are committed to have staff monitor several locations anytime there is a National Service warning for a storm event. He provided updates on inspections performed in the residents' homes, as well as adjustments they have made to the storm sewer system. He said they have protocols for pumping operations and are better prepared should there any future events.

Mayor Baker addressed the noise concerns from Wisdom City Church. City Manager Nastasi said the police and Code Enforcement will work together to gather more information and provide an update to the residents and City Council. Mayor Baker recommended some background on the noise ordinance when providing an update. Mayor Pro Tem Chanda said the church is located near his neighborhood and he has spoken with the residents in the area.

Mayor Pro Tem Chanda asked if the flock camera contract indicates the data can only be used by the police department and what protections are available for the data. City Manager Nastasi said he will work with the police to provide the information to City Council.

Council Member Chamberlain said she understands the concerns regarding the noise from Wisdom City Church. She questioned if the construction or permitting process may require additional soundproofing to help protect the noise.

Council Member Bluhm said she questioned if the change of hands would require additional sound mitigation or notification to residents.

Council Member Gunn is appreciative that residents bring their concerns to City Council's attention so they can help to resolve any issues.

Mayor Baker thanked those who addressed their concerns with the flock issue. He said the topic was not a concern when the contract was renewed. He said City Management will provide additional information at a future meeting.

**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. Council Comments**

Council Member Gunn applauded Lauren Hatto who won the Congressional Award. He also wanted to remind everyone of the August 4, 2026 Primary Election.

Council Member Brooks said her daughter will be voting her first time, and she asked City Clerk Dickson to provide all the ways people can vote now.

City Clerk Dickson said Early Voting is open 8:30am-4:30pm each day through Sunday, except for Thursday, which is open from NOON-8:00pm. She said the Clerk's Office will be open on Saturday, August 1<sup>st</sup> from 8:00am-4:00pm to register to vote or obtain an absentee ballot. She said the Satellite Office is open on Thursday from 4:00pm -8:00pm in Room 302 right next to the Early Voting room at the Troy Community Center. She said voters can find more information on the City website or by contacting the Clerk's Office by email or by phone. Mayor Baker said voters who obtained absentee ballots can return them by mail or in the drop boxes. City Clerk Dickson said voters who obtained an absentee ballot also have the option of tabulating their ballot to Early Voting or to their precinct on Election Day. Mayor Pro Tem Chanda asked how people can register to vote. City Clerk Dickson said people who want to register to vote must do so at the City Clerk's Office or at the Satellite Office if they wish to vote in the Primary Election.

**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):**

The Meeting **RECESSED** at 9:13 PM.

The Meeting **RECONVENED** at 9:21 PM.

**R. CLOSED SESSION**

**R.1. Closed Session**

**S. ADJOURNMENT**

The Meeting **ADJOURNED** at 10:05 PM.

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Mayor Ethan Baker

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M. Aileen Dickson, MMC, MiPMC3  
City Clerk



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

**J.3.a.**

### **Agenda Item:**

J.3.a. Proclamation to Recognize Girl Botz FTC Team 22918 for Outstanding Achievement in Robotics and Community Outreach

### **ATTACHMENT(S):**

20260810 Proclamation to Recognize Girl Botz FTC Team 22918 for Outstanding Achievement in Robotics and Community Outreach

**PROCLAMATION TO RECOGNIZE  
GIRL BOTZ FTC TEAM 22918  
FOR OUTSTANDING ACHIEVEMENT IN ROBOTICS AND COMMUNITY OUTREACH**

**WHEREAS, Girl Botz FTC Team 22918**, of Larson Middle School earned the Second Place Reach Award Trophy at the prestigious Michiana Global Premier Event, at the Century Center in South Bend, Indiana; and

**WHEREAS**, the international competition brought together 96 of the world's top FIRST Tech Challenge teams, including 85 high school teams representing 31 states and six countries, where **Girl Botz** was one of only four all-girls teams in the tournament and the only all-girls middle school robotics team competing; and

**WHEREAS, Girl Botz** was one of only two middle school teams to earn a global trophy, and the team's roster included the tournament's youngest competitor; and

**WHEREAS**, since its founding, **Girl Botz** has developed and sustained countless year-round initiatives that create meaningful impact within the local community and across the nation and the world; and

**WHEREAS, Girl Botz** actively mentors numerous FIRST LEGO League (FLL), FIRST Tech Challenge (FTC), and FIRST Robotics Competition (FRC) teams worldwide, helping cultivate technical excellence, leadership, collaboration, and the next generation of innovators; and

**WHEREAS**, for two consecutive years, **Girl Botz** was selected to present workshops on the global stage at both the Chicago Global Premier Tournament and the Michiana Global Premier Tournament, sharing knowledge, best practices, and inspiring teams from around the world; and

**WHEREAS**, the Reach Award **Girl Botz** recently received reflects three steady years of dedicated mentorship and recruitment in the FIRST community, outreach initiatives, community service, and making robotics more accessible to young students, particularly girls, under the leadership and vision of **Girl Botz's** founders and coaches; and

**WHEREAS**, this latest trophy marks the 18th official FIRST Robotics award for **Girl Botz** since its founding, standing as a symbol of teamwork, mentorship, and leadership, all reflecting the true spirit of FIRST Robotics; and

**WHEREAS**, other competitions and awards the **Girl Botz** have won include the FIRST Tech Challenge Inspire Award six different times, three of which were first place, the Walter Payton Team of the Year – Runner-Up Award at the 2025 International Chicago Robotics Invitational Global Premier, and they received the 2025–2026 global Team REV Robotics sponsorship, and

**NOW THEREFORE, BE IT RESOLVED**, That the Mayor and City Council congratulate **Girl Botz FTC Team 22918** and its coaches, mentors, and student members on their outstanding achievement at the Michiana Global Premier Event and on their continued excellence in robotics, leadership, and community outreach; and

**BE IT FURTHER RESOLVED**, That the Troy City Council and all of Troy's residents thank the members, coaches, and mentors of **Girl Botz** for inspiring young people through science, technology, engineering, and mathematics, and for representing the City of Troy with distinction on the global stage.

**Presented this 31st day of August 2026.**



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.4.a.**

**Date:** August 6, 2026

**To:** Frank Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
Emily Frontera, Purchasing Manager  
Kurt Bovensiep, Public Works Director  
G. Scott Finlay, City Engineer  
Emily Ause, Senior Civil Engineer

**Subject:** Standard Purchasing Resolution #1: Award to Low Bidder - Contract 26-03 – Granger Pond Drainage Improvements

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## **History**

The detention pond on Granger Road, Section 4 of the City, has experienced several overflow events in recent years. As a result, a detailed study was conducted to determine the possible cause. Rainfall data was analyzed, and events less than a 10-year storm were found to overtop the pond. Volume calculations of the detailed topographic survey of the pond indicate that the original 10-year storm volume was not being provided. The pond was originally constructed in 1988; most likely, several factors have contributed to the recent flooding in the rear yards of the houses to the southeast of the pond. In an effort to reconfigure the pond to provide detention for at least a 10-year rain event for the tributary area, the pond will be excavated, and the inlet piping will be reconfigured as a result. The cunnette (a concrete channel along the bottom of the pond) will also be removed, as cunnettes do not enhance stormwater quality discharge and are no longer standard practice for new ponds being constructed in the City of Troy.

This work is anticipated to start in August 2026 and be completed by December 2026.

## **Purchasing**

Bids were received and publicly read on July 15, 2026. The low base bid of \$769,534.00 was submitted by V.I.L. Construction, Inc., 6670 Sims Drive, Sterling Heights, MI 48313 as shown on the attached bid tab. Work was competitively bid and publicly opened with one (1) bidder responding.

When bid, the original contract included underground storm improvements near 600 Stephenson (Stephenson Siphon) in addition to the Granger Pond work. However, due to the bid results and budget constraints, City staff determined it would be prudent to have V.I.L. Construction complete only the Granger Pond work. The 600 Stephenson work will be value engineered and rebid in a future fiscal year. Therefore, V.I.L. Construction was asked to revise

their bid to only include the proposed Granger Pond work. These revised costs have been attached.

The award is contingent upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements.

### **Financial**

Due to the resulting bid prices, only the Granger Pond work will be completed as part of this contract, it is requested that the allocated funds for both the Granger Pond and Stephenson Siphon be used for the Granger Pond work. Therefore, funding for this work is budgeted and available in the Capital Fund under Projects #2027C0030 & 2027C0032. Expenditures will only be charged to Project #2027C0030 and Account # 401.445.989.213015. The budgeted amount includes funds for construction, inspection, testing and contingencies.

### **Recommendation**

It is recommended that City Council award the Granger Pond Storm Improvements contract to V.I.L. Construction, Inc., 6670 Sims Drive, Sterling Heights, MI 48313, for their low bid of \$295,008.00.

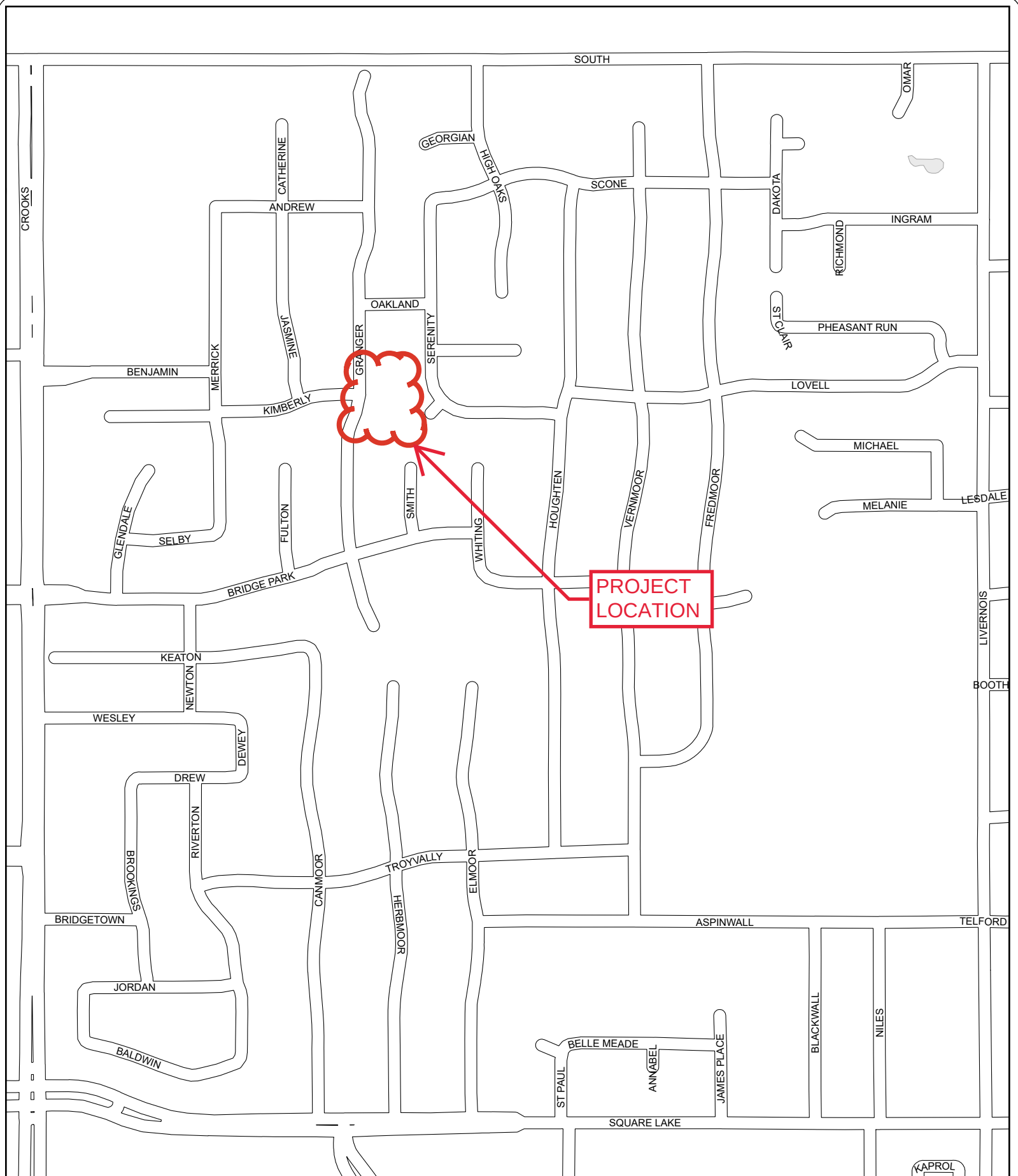
In addition, we are requesting authorization to approve additional work, if needed, not to exceed 10% of the original project cost due to unknown conflicts with existing underground utilities and underground conditions that may arise during construction.

A copy of the bid tab and recommendation shall be attached to the original Minutes of this meeting.

### **Suggested Resolution:**

RESOLVED, That Troy City Council hereby **AWARDS** Contract No. 26-03, *Granger Pond Drainage Improvements*, to *V.I.L. Construction, Inc. 6670 Sims Drive, Sterling Heights, MI 48313*, for their low bid of \$295,008.00.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon submission of proper contract and bid documents, including bonds, insurance certificates and all specified requirements, and if additional work is required such additional work is **AUTHORIZED** in an amount not to exceed 10% of the total project cost.



BID TABULATION  
CONTRACT 26-03  
Granger Pond Storm Improvements  
City of Troy  
Oakland County, Michigan

Bids Due: July 15, 2026  
Project Nos. 21.301.5 &  
26.302.5

**Total Base Bid Amount**

|   |                           |    |            |
|---|---------------------------|----|------------|
| 1 | V.I.L. Construction, Inc. | \$ | 769,534.00 |
|---|---------------------------|----|------------|

| Item Description                               | Qty      | Unit | Unit Price | Amount     |
|------------------------------------------------|----------|------|------------|------------|
| Mobilization, Max 10000                        | 1.00     | LSUM | 7,800.00   | 7,800.00   |
| Tree, Rem, 6 inch to 18 inch                   | 2.00     | Ea   |            | 0.00       |
| Sewer, Rem, 24 inch to 48 inch                 | 26.00    | Ft   | 36.00      | 936.00     |
| _ Cunette, Rem                                 | 90.00    | Ft   | 26.00      | 2,340.00   |
| _ Gabion Basket, Rem                           | 20.00    | Ft   | 38.00      | 760.00     |
| Curb and Gutter, Rem                           | 12.00    | Ft   |            | 0.00       |
| Curb, Rem                                      | 30.00    | Ft   |            | 0.00       |
| Fence, Rem (as needed)                         | 40.00    | Ft   |            | 0.00       |
| _ Pavement Removal                             | 60.00    | Syd  |            | 0.00       |
| Sidewalk, Rem                                  | 8.00     | Syd  |            | 0.00       |
| _ Audio-Video Route Survey, Max \$3,000        | 1.00     | LSUM | 700.00     | 700.00     |
| _ Excavation, Pond                             | 1.00     | LSUM | 117,000.00 | 117,000.00 |
| Erosion Control, Filter Bag                    | 7.00     | Ea   |            | 0.00       |
| Erosion Control, Inlet Protection, Fabric Drop | 3.00     | Ea   | 175.00     | 525.00     |
| Erosion Control, Silt Fence                    | 500.00   | Ft   | 3.50       | 1,750.00   |
| _ Flexamat Standard, 5 ft wide                 | 90.00    | Ft   | 115.00     | 10,350.00  |
| _ Aggregate Base, 21AA Limestone               | 19.00    | Ton  |            | 0.00       |
| Culv End Sect, Conc, 24 inch                   | 1.00     | Ea   | 3,500.00   | 3,500.00   |
| Sewer, CI A, 24 inch, Tr Det A                 | 31.00    | Ft   | 525.00     | 16,275.00  |
| _ Storm Sewer, HDPE, 12 inch, HDD              | 324.00   | Ft   |            | 0.00       |
| _ Clean Storm Sewer, 48 inch                   | 440.00   | Ft   |            | 0.00       |
| _ Storm Sewer, HDPE, 12 inch, Tr Det B         | 101.00   | Ft   |            | 0.00       |
| Dr Structure Cover, Type C                     | 1.00     | Ea   | 750.00     | 750.00     |
| Dr Structure, 48 inch dia                      | 1.00     | Ea   | 11,200.00  | 11,200.00  |
| Dr Structure, Tap, 12 inch                     | 2.00     | Ea   |            | 0.00       |
| Underdrain, Pipe, Open-Graded, 6 inch          | 90.00    | Ft   | 39.00      | 3,510.00   |
| HMA, 13A                                       | 5.00     | Ton  |            | 0.00       |
| HMA, 36A                                       | 5.00     | Ton  |            | 0.00       |
| Conc Pavt, Nonreinf, 6 inch                    | 16.00    | Syd  |            | 0.00       |
| Curb and Gutter, Conc, Det F3                  | 12.00    | Ft   |            | 0.00       |
| _ Sidewalk, Conc, 4 inch, with Integral Curb   | 70.00    | Sft  |            | 0.00       |
| Fence, Chain Link, 72 inch (as needed)         | 40.00    | Ft   |            | 0.00       |
| Fence Post (as needed)                         | 4.00     | Ea   |            | 0.00       |
| Pavt Mrkg, Polyurea, 4 inch, Yellow            | 10.00    | Ft   |            | 0.00       |
| _ Maintaining Traffic                          | 1.00     | LSUM | 72,600.00  | 72,600.00  |
| Riprap, Plain                                  | 113.00   | Syd  | 124.00     | 14,012.00  |
| Fertilizer, Chemical Nutrient, CI A            | 500.00   | Lb   | 1.00       | 500.00     |
| Mulch                                          | 2,000.00 | Syd  | 1.50       | 3,000.00   |

[illegible]



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

**J.4.b.**

**Date:** August 6, 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  
Mike Verstraete, Streets& Drains Operations Manager

**Subject:** Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications  
– 2027 Joint and Crack Seal Program

## History

- Each year, major and local roads are selected for joint and crack sealing based in part on current PASER (Pavement Surface Evaluation and Rating) ratings, pavement age, number of years since joints were sealed last and number of years since the last asphalt overlay or slab replacements.
- The Streets and Drains Division is responsible for maintaining 121 miles of asphalt roads and 222 miles of concrete roads within the City. The method of sealing cracks & joints will prolong the lifespan and preserve our asphalt roads.
- The local roads selected for joint sealing are located in Sections 1,6,16,26,27,28. The Major roads will be Square Lake, Wattles and Coolidge.

## Purchasing

On July 23, 2026, a bid opening was conducted as required by the City Charter/Code for the 2027 Joint and Crack Seal Program with an option to renew for one (1) additional year. The bid was posted on the MITN Purchasing Group website; [www.bidnetdirect.com/city-of-troy-mi](http://www.bidnetdirect.com/city-of-troy-mi). Five hundred and sixty-nine (569) vendors were notified via the MITN website; two (2) bids responses were received. Below is a detailed summary of potential vendors for the bid opportunity.

|                                           |     |
|-------------------------------------------|-----|
| <b>Companies notified via MITN</b>        | 569 |
| Troy Companies notified via MITN          | 10  |
| Troy Companies- Active email notification | 10  |
| Troy Companies- Active Free               | 0   |
| <b>Companies that viewed the bid</b>      | 22  |
| 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 responses were reviewed and *Scodeller Construction Inc. of Wixom, MI* is the low bidder meeting bid specifications and is being recommended for award.

### **Financial**

Funds are budgeted and available in the Public Works Operating Budgets for Local and Major Streets for the 2027 fiscal year. Expenditures will be charged to account numbers 203.449.482.802.125 for Local Roads and 202.449.464.802.125 for Major Roads.

### **Recommendation**

City Management recommends awarding a one (1) year contract with the option to renew for one (1) additional year to low bidder meeting specifications, *Scodeller Construction Inc. of Wixom, MI*, for the 2027 Joint and Crack Seal Program, at unit prices contained in the bid tabulation, opened July 23, 2026, for an estimated not to exceed project total of \$200,000.

### **Suggested Resolution:**

RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract with the option to renew for one (1) additional year to low bidder meeting specifications; *Scodeller Construction Inc. of Wixom, MI*, for the 2027 Joint and Crack Seal Program for an estimated not to exceed project total of \$200,000 at unit prices contained in the bid tabulation opened July 23, 2026, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract expiring June 31, 2028.

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

Opening Date: 07/23/2026  
Date Reviewed: 07/23/2026

CITY OF TROY  
BID TABULATION  
2027 JOINT AND CRACK SEAL PROGRAM

ITB-COT 26-17  
Page 1 of 1

|               |                              |                              |
|---------------|------------------------------|------------------------------|
| VENDOR NAME:  | Scodeller Construction, Inc. | Michigan Joint Sealing, Inc. |
| CITY:         | Wixom, MI                    | Farmington Hills, MI         |
| CHECK AMOUNT: | \$5,000.00                   | \$5,000.00                   |
| CHECK #:      | 41811572                     | 1024318                      |

**2026 JOINT & CRACK SEAL PROGRAM**

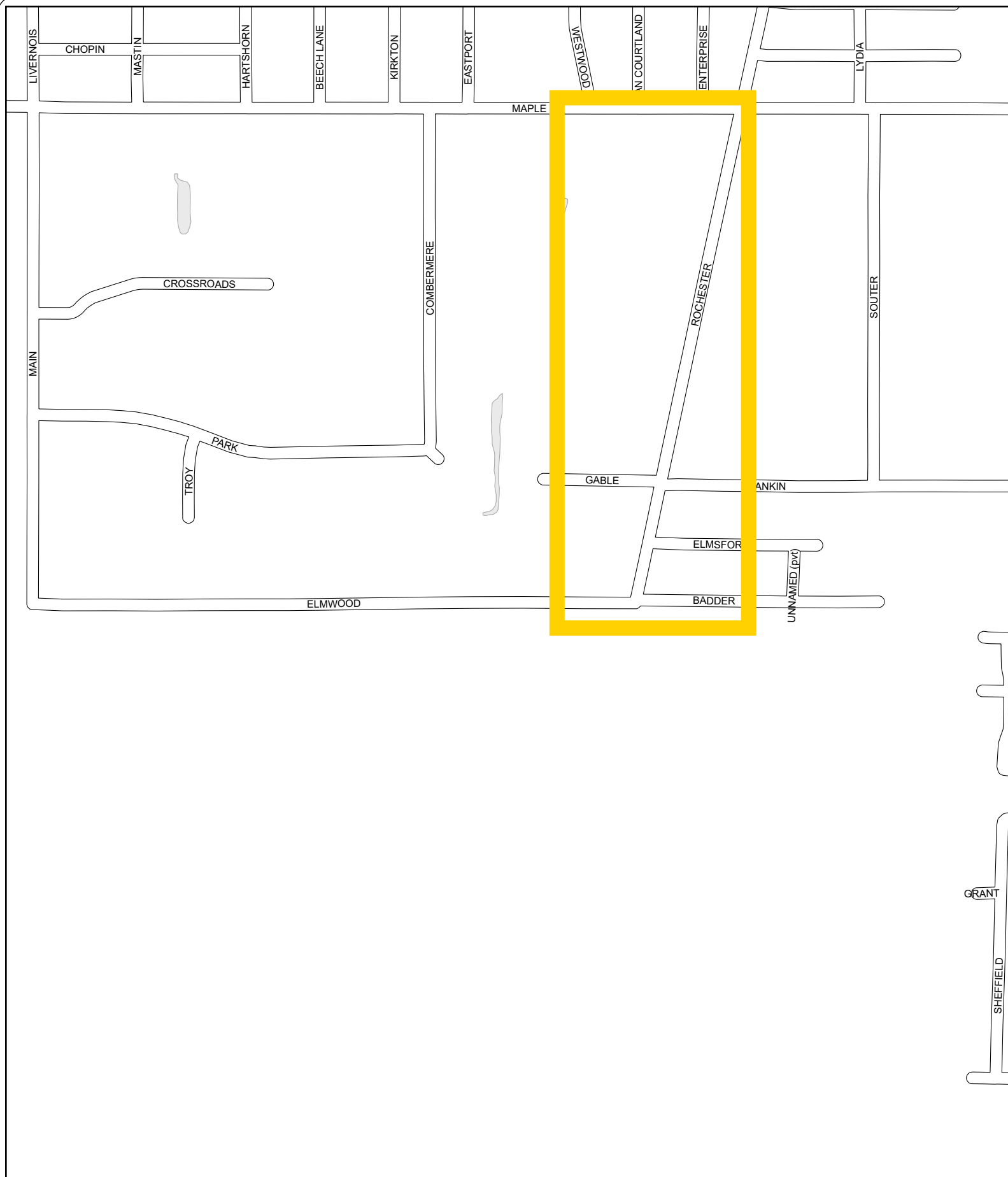
| Line                     | Description                         | Quantity | Units    | Unit Price          | Total Cost   | Unit Price          | Total Cost   |
|--------------------------|-------------------------------------|----------|----------|---------------------|--------------|---------------------|--------------|
| 1                        | Over Banding - Local Roads          | 20,000   | Ft       | \$0.41              | \$8,200.00   | \$0.35              | \$7,000.00   |
| 2                        | Over Banding – Major Roads          | 33,000   | Ft       | \$0.41              | \$13,530.00  | \$0.35              | \$11,550.00  |
| 3                        | Joint & Crack Sealing – Local Roads | 120,000  | Ft       | \$0.89              | \$106,800.00 | \$0.95              | \$114,000.00 |
| 4                        | Maintaining Traffic                 | 1        | Lump Sum | \$5,000.00          | \$5,000.00   | \$2,500.00          | \$2,500.00   |
| 5                        | Joint & Crack Sealing – Major Roads | 20,000   | Ft       | \$1.01              | \$20,200.00  | \$1.04              | \$20,800.00  |
| <b>TOTAL BID AMOUNT:</b> |                                     |          |          | <b>\$153,730.00</b> |              | <b>\$155,850.00</b> |              |

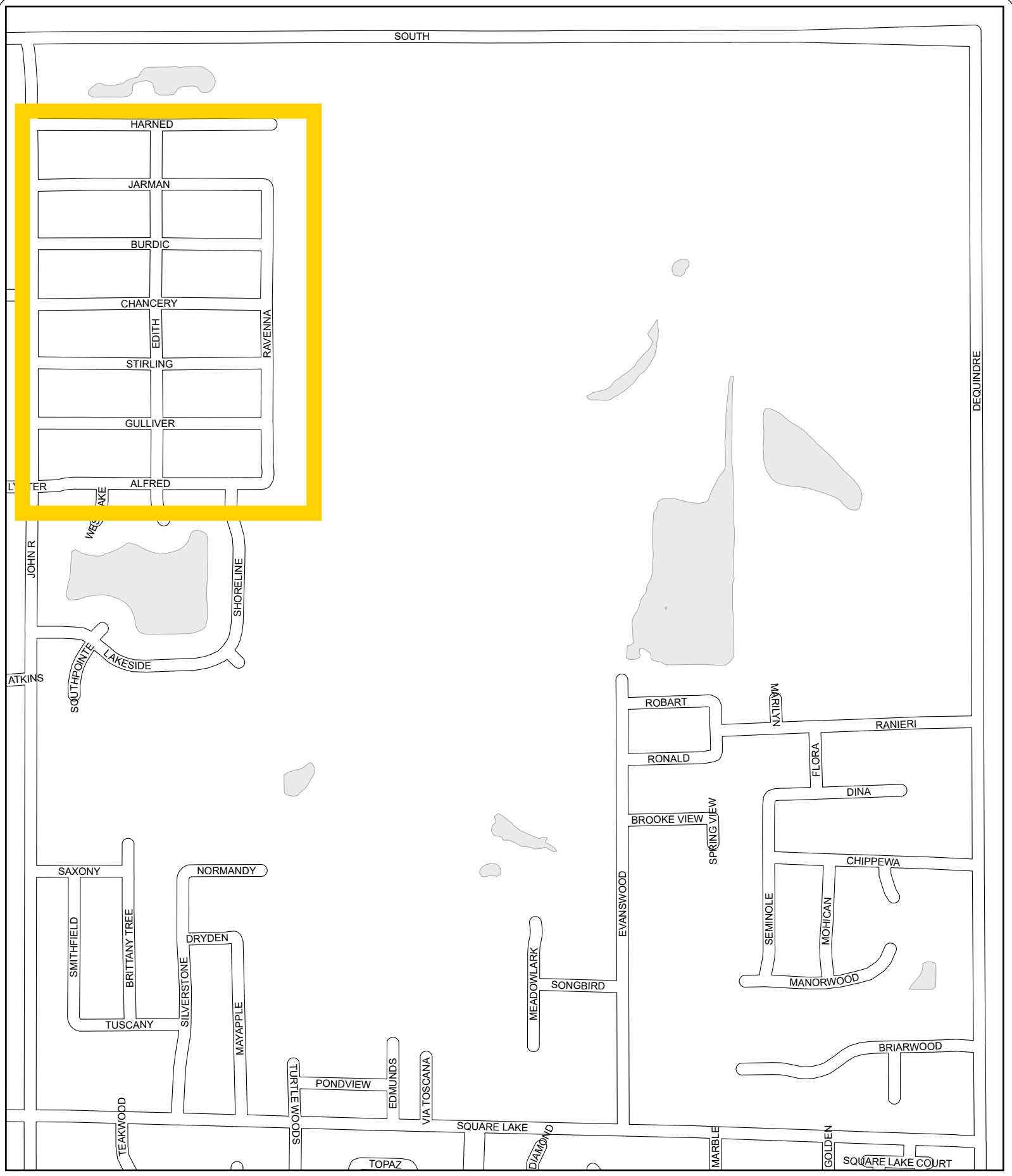
|                       |        |                                     |        |
|-----------------------|--------|-------------------------------------|--------|
| REFERENCES:           | Y or N | Y                                   | Y      |
| INSURANCE:            | Y or N | Y                                   | Y      |
| PAYMENT TERMS:        |        | 5th of each month on work completed | Net 30 |
| EXCEPTIONS:           |        | None                                | None   |
| ACKNOWLEDGEMENT:      | Y or N | Y                                   | Y      |
| VENDOR QUESTIONNAIRE: | Y or N | Y                                   | Y      |
| SIGNED ADDENDUM:      | Y or N | Y                                   | Y      |
| FORMS:                | Y or N | Y                                   | Y      |

Attest:  
(\*Bid Opening conducted via a Zoom Meeting)  
Nick Herzek  
Andrew Chambliss  
Nellie Bert  
Stephanie Kerr

Emily Frontera  
Purchasing Manager

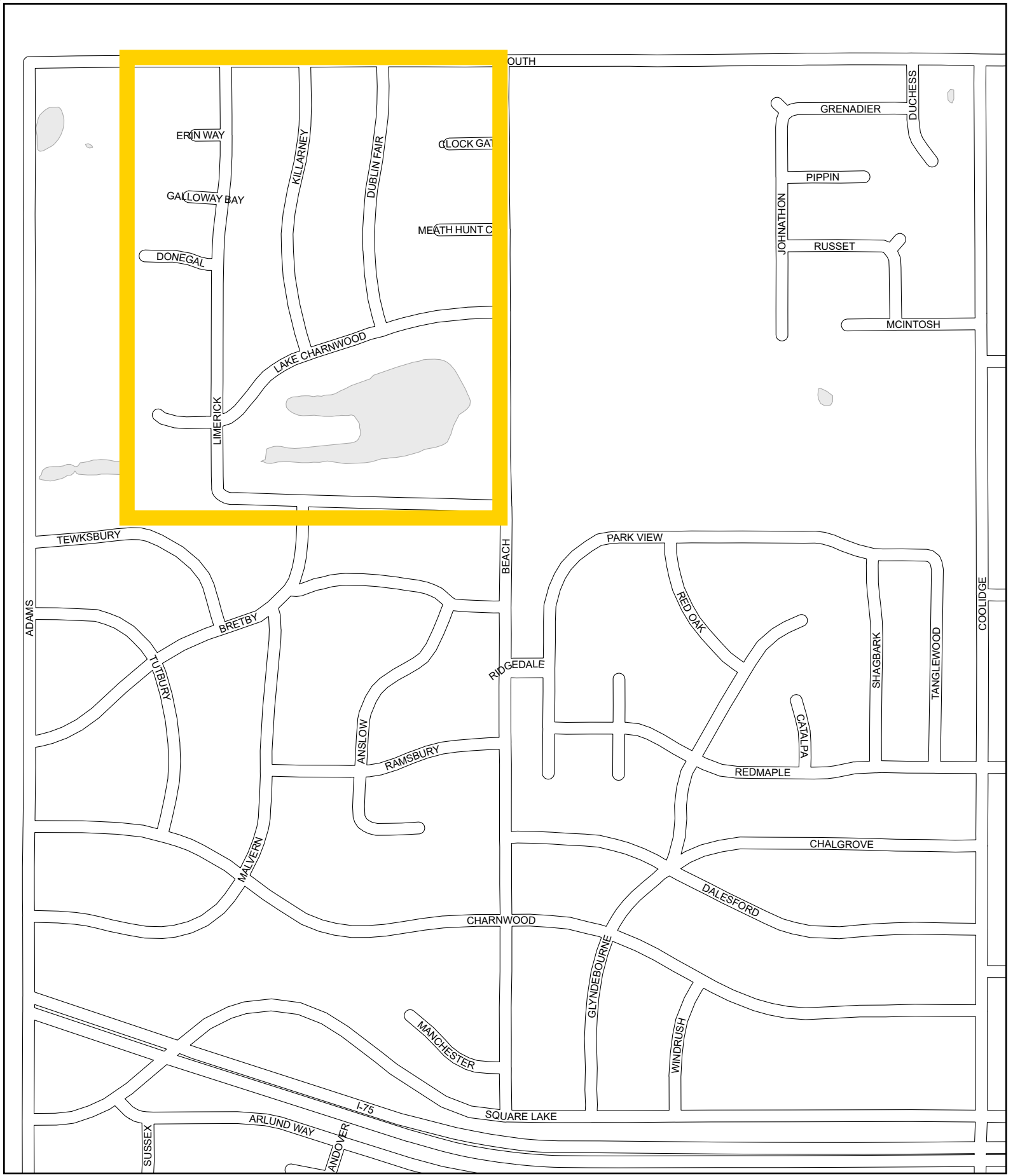


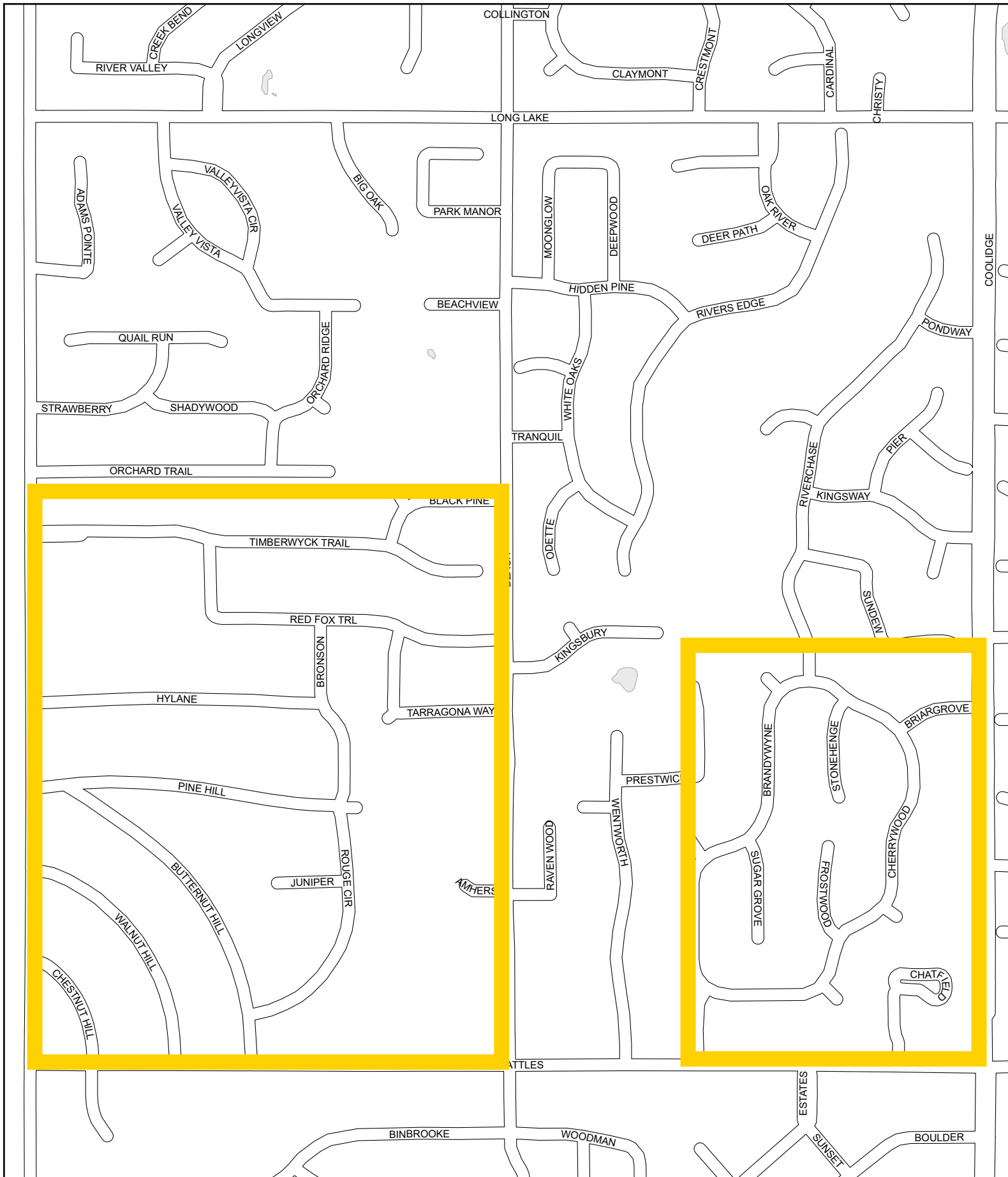


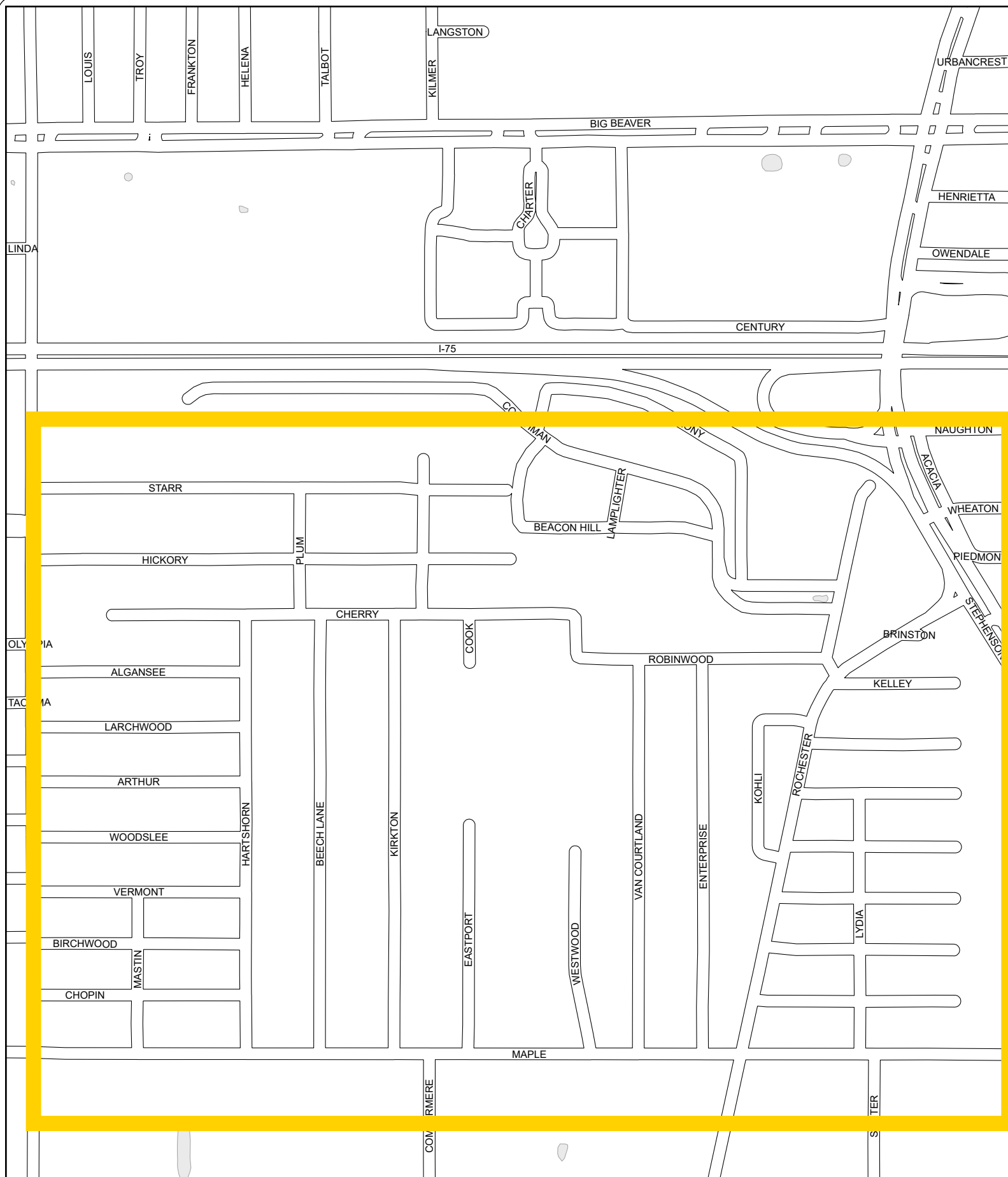


City of Troy  
Section 1











500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.4.c.**

**Date:** August 6, 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  
Brian Varney, Fleet Division Manager

**Subject:** Standard Purchasing Resolution 2: Award to Low Bidders Meeting  
Specifications – Miscellaneous Automotive Parts

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## **History**

- The Fleet Division is responsible for the maintenance of the City's fleet; necessitating the purchase of auto parts, which includes automobile, light truck, farm and construction equipment replacement parts.
- The product lines are used daily to service, repair and maintain an exceedingly diverse fleet of over five hundred (500) pieces of city-owned vehicles and equipment.
- These parts are ordered on an as-needed basis and under the direction of the Fleet Division Manager, which enables the Fleet Division to acquire the proven, dependable, high-quality products needed to reduce downtime and labor costs, and improve vehicle availability and performance.
- Additionally, the benefit of awarding primary and secondary vendors is the increased availability of parts at a guaranteed discounted rate.
- The City's previous Auto Parts Contract expired June 30, 2026.
- The current process was analyzed and evaluated, focusing on the efficiency of being able to purchase high quality auto parts on a timely basis at the best possible price.
- Troy Purchasing Department issued a bid for miscellaneous auto parts and automotive fluids. The bid solicitation was conducted by the City and was very detailed and awarded low bid as specified by line item.

## **Purchasing**

On July 2, 2026 a bid opening was conducted as required by City Charter and Code to furnish three (3) year requirements of miscellaneous auto replacement parts with an option to renew for an additional three (3) years. The bid was posted on the MITN Purchasing Group website, [www.MITN.info](http://www.MITN.info). Seven hundred eleven (711) vendors were notified via the MITN website. Twelve (12) bid responses were received. Below is a detailed summary of potential vendors for this bid opportunity.

|                                           |            |
|-------------------------------------------|------------|
| <b>Companies notified via MITN</b>        | <b>711</b> |
| Troy Companies notified via MITN          | 14         |
| Troy Companies- Active email notification | 12         |
| Troy Companies- Active Free               | 2          |
| <b>Companies that viewed the bid</b>      | <b>57</b>  |
| Troy Companies that viewed the bid        | 4          |

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 attached Bid Tabulation was analyzed in conjunction with the Fleet Division.
- Miscellaneous Auto Parts are being recommended low bid as specified, to be ordered on an as needed basis and not to exceed budgetary limitations as per the direction of the Fleet Division.
- The Bid Tabulation details and highlights low bid by line items.
- The current procurement process was analyzed and evaluated with a focus on improving efficiency in the acquisition of high-quality automotive parts. The objective was to ensure that parts are purchased in a timely manner at the best possible price while maintaining quality standards. The evaluation also included the development of a primary and secondary vendor strategy to improve supply continuity, reduce procurement risk, and promote competitive pricing.

### **Financial**

Funds are budgeted and available in the Equipment Operation & Maintenance Fund under the Fleet Division account numbers 661.571.550.774.110 & 661.571.550.751.

### **Recommendation**

City Management recommends awarding a three (3) year contract with an option to renew for three (3) additional years to provide Miscellaneous Auto Replacement Parts to the companies listed below; as per detailed unit prices by line item as detailed in the bid tabulation and as per all bid specifications of ITB-COT 26-15 to be ordered on an as needed basis; not to exceed budgetary limitations.

### **Suggested Resolution:**

RESOLVED, That Troy City Council hereby **APPROVES** a three (3) year contract with an option to renew for three (3) additional years to provide Miscellaneous Auto Replacement Parts to be ordered on an as needed basis; as per detailed unit prices by line item as detailed in the bid tabulation and as per all bid specifications of ITB-COT 26-15 a copy of which shall be **ATTACHED** to the original Minutes of this meeting; not to exceed budgetary limitations.

CITY OF TROY  
BID TABULATION  
MISCELLANEOUS AUTO REPLACEMENT PARTS

|              |                                                    |                |                          |                      |
|--------------|----------------------------------------------------|----------------|--------------------------|----------------------|
| VENDOR NAME: | Advance Stores Company, Inc dba Advance Auto Parts | Cruisers, Inc. | Dynamic Friction Company | John R Spring & Tire |
| CITY:        | Raleigh, NC                                        | Howell, MI     | Carson, CA               | Troy, MI             |

**PROPOSAL: TO FURNISH THREE (3) YEAR REQUIREMENTS OF MISCELLANEOUS AUTO REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR AN ADDITIONAL THREE (3) YEARS**

**Proposal A:**

| #  | Manufacturer              | Description         | Part #                                                                | Unit Price | Unit Price | Unit Price | Unit Price |
|----|---------------------------|---------------------|-----------------------------------------------------------------------|------------|------------|------------|------------|
| 1  | Quaker State              | 55 Gallon Drum      | 5w30 oil; Synthetic Dexos; QSSB5W30D55                                | \$1,208.40 | No Bid     | No Bid     | No Bid     |
| 2  | Shell                     | 55 Gallon Drum      | Rotella T6;15w40 oil; Full Synthetic                                  | No Bid     | No Bid     | No Bid     | No Bid     |
| 3  | Quaker State              | 55 Gallon Drum      | 0W20 oil; Synthetic Dexos; QSSYN0W20D55                               | \$1,208.40 | No Bid     | No Bid     | No Bid     |
| 4  | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE; Pro-Series Concentrate (Green)      | \$516.79   | No Bid     | No Bid     | No Bid     |
| 5  | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE; Pro-Series Concentrate (Green)      | \$516.79   | No Bid     | No Bid     | No Bid     |
| 6  | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; Full Strength Concentrate; Global Lifetime (Gold) | \$516.79   | No Bid     | No Bid     | No Bid     |
| 7  | No Specified Manufacturer | 55 Gallon Drum      | Washer Solvent rated minimum -20 degrees Fahrenheit                   | \$265.99   | No Bid     | No Bid     | No Bid     |
| 8  | No Specified Manufacturer | BULK                | Multi-Vehicle; Full Synthetic; ULV rated; ATF                         | No Bid     | No Bid     | No Bid     | No Bid     |
| 9  | Emerson                   | BULK                | Emerson AW 32; Hydraulic Oil; EMHYD32B                                | \$708.69   | No Bid     | No Bid     | No Bid     |
| 10 | Emerson                   | 55 Gallon Drum      | Emerson AW 32; Hydraulic Oil; EMHYD32D55                              | \$708.69   | No Bid     | No Bid     | No Bid     |
| 11 | Emerson                   | 55 Gallon Drum      | Emerson AW 68; Hydraulic Oil; EMHYD68D55                              | \$1,133.34 | No Bid     | No Bid     | No Bid     |
| 12 | Shell                     | BULK                | Pennzoil Platinum LV; MV ATF                                          | \$99.99    | No Bid     | No Bid     | No Bid     |
| 13 | Shell                     | Case                | Shell Rotella Heavy Duty Grease; EP2; ROTGRHDT10                      | \$5.75     | No Bid     | No Bid     | No Bid     |
| 14 | Shell                     | Keg                 | Shell Gadus S2 V220 2 Grease; GADS2V220K2K50                          | \$185.24   | No Bid     | No Bid     | No Bid     |
| 15 | Shell                     | 55 Gallon Drum      | Shell Spiras SYN AXME; 80W140; SPS6AXME80W140D55                      | No Bid     | No Bid     | No Bid     | No Bid     |
| 16 | No Specified Manufacturer | BULK                | DEF; Diesel Exhaust Fluid                                             | \$405.29   | No Bid     | No Bid     | No Bid     |
| 17 | Code 3                    | Light Bar           | 16-34696-CM                                                           | No Bid     | \$2,896.52 | No Bid     | No Bid     |
| 18 | Code 3                    | Light Siren Control | Z3SP-1                                                                | No Bid     | \$1,114.64 | No Bid     | No Bid     |
| 19 | Cummins                   | Water Pump Kit      | 5579024                                                               | \$348.64   | No Bid     | No Bid     | \$81.30    |
| 20 | CDJR/Mopar                | Pads                | 68245118AB                                                            | \$53.79    | No Bid     | \$28.80    | No Bid     |
| 21 | CDJR/Mopar                | Rotor               | 68368073AA                                                            | \$47.00    | No Bid     | \$56.75    | No Bid     |
| 22 | Elgin Sweeper Company     | Front Curtain       | 1131201                                                               | No Bid     | No Bid     | No Bid     | No Bid     |
| 23 | Elgin Sweeper Company     | Weldment/Dirtshoe   | 1131350                                                               | No Bid     | No Bid     | No Bid     | No Bid     |
| 24 | Ford Motor Company        | Pads                | L1MZ-2001-G                                                           | \$34.99    | No Bid     | \$47.25    | No Bid     |
| 25 | Ford Motor Company        | Rotor               | L1MZ-1125-C                                                           | \$67.00    | No Bid     | \$76.82    | No Bid     |
| 26 | Freightliner              | Brake Hose          | 12-208-22-026                                                         | No Bid     | No Bid     | No Bid     | \$9.30     |
| 27 | Freightliner              | Fender Extension    | 17-19338-003                                                          | No Bid     | No Bid     | No Bid     | No Bid     |
| 28 | General Motors            | Pads                | 19468206                                                              | \$34.99    | No Bid     | \$29.05    | No Bid     |
| 29 | General Motors            | Rotor               | 19469871                                                              | \$57.00    | No Bid     | \$116.28   | No Bid     |
| 30 | Havis Inc.                | K9 Enclosure        | K9-F28-1                                                              | No Bid     | \$3,912.75 | No Bid     | No Bid     |
| 31 | John Deere                | End Bit             | T146672                                                               | No Bid     | No Bid     | No Bid     | No Bid     |
| 32 | John Deere                | Cutting Edge        | T157492                                                               | No Bid     | No Bid     | No Bid     | No Bid     |
| 33 | Kubota                    | Hand Rail           | KUV0511-03180                                                         | No Bid     | No Bid     | No Bid     | No Bid     |
| 34 | Root                      | Snow Plow Shoe      | RS0912515                                                             | No Bid     | No Bid     | No Bid     | No Bid     |
| 35 | Silverback HD             | Brake Drum 16.5x7   | SLV-36BD00AB                                                          | \$160.45   | No Bid     | No Bid     | \$149.95   |

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| VENDOR NAME:                |                            |                                 |                   | Advance Stores<br>Company, Inc dba<br>Advance Auto Parts | Cruisers, Inc.   | Dynamic Friction<br>Company | John R Spring &<br>Tire |
|-----------------------------|----------------------------|---------------------------------|-------------------|----------------------------------------------------------|------------------|-----------------------------|-------------------------|
| <b>Proposal A (Cont'd):</b> |                            |                                 |                   |                                                          |                  |                             |                         |
| #                           | Manufacturer               | Description                     | Part #            | Unit Price                                               | Unit Price       | Unit Price                  | Unit Price              |
| 36                          | Silverback HD              | Brake Shoe                      | SLV-WK4707Q-23KSB | \$111.14                                                 | No Bid           | No Bid                      | \$69.95                 |
| 37                          | Silverback HD              | Brake Drum                      | SLV-36BD87B       | No Bid                                                   | No Bid           | No Bid                      | \$214.95                |
| 38                          | Silverback HD              | Brake Shoe                      | SLV-WK4715Q23KSB  | \$95.48                                                  | No Bid           | No Bid                      | \$89.95                 |
| 39                          | SoundOff Signal            | Mini Lightbar                   | EPL730001-P       | No Bid                                                   | \$249.60         | No Bid                      | No Bid                  |
| 40                          | Troy Products              | Console                         | CC-20-UV10-L8     | No Bid                                                   | \$450.75         | No Bid                      | No Bid                  |
| 41                          | Vactor Manufacturing       | Debris Hose                     | VA46564           | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 42                          | Western Products           | Joystick Cab Control            | 35509             | No Bid                                                   | No Bid           | No Bid                      | \$476.85                |
| 43                          | Western Products           | Plow Shoe                       | 49071             | No Bid                                                   | No Bid           | No Bid                      | \$76.82                 |
| 44                          | Westin Automotive Products | Push Bumper                     | 36-2125           | No Bid                                                   | \$478.40         | No Bid                      | No Bid                  |
| 45                          | Westin Automotive Products | Pit Bar                         | 36-2125-PB        | No Bid                                                   | \$436.00         | No Bid                      | No Bid                  |
| 46                          | Westin Automotive Products | Wrap Around                     | 36-2125-W         | No Bid                                                   | \$304.00         | No Bid                      | No Bid                  |
| 47                          | Whelen                     | 3 State Spotlight Bulb          | P46S2R3           | No Bid                                                   | \$312.75         | No Bid                      | No Bid                  |
| 48                          | Winter Equipment Company   | Moldboard Style Shoe<br>Front   | MB70301C          | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 49                          | Winter Equipment Company   | Curbguard Runner 3-3-3<br>Punch | CR463U            | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| <b>Proposal B:</b>          |                            |                                 |                   |                                                          |                  |                             |                         |
| Description                 |                            |                                 |                   | Bulk Unit<br>Price                                       | Bulk Unit Price  | Bulk Unit Price             | Bulk Unit Price         |
| Hydraulic Oil AW-32         |                            |                                 |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| Universal Tractor Oil       |                            |                                 |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| <b>Proposal C:</b>          |                            |                                 |                   |                                                          |                  |                             |                         |
| #                           | Manufacturer               | % off List<br>Price             |                   | % off List Price                                         | % off List Price | % off List Price            | % off List Price        |
| 1                           | Code 3                     | No Bid                          |                   | 38%                                                      | No Bid           | No Bid                      | No Bid                  |
| 2                           | Cummins                    | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 3                           | CDJR/Mopar                 | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 4                           | Elgin                      | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 5                           | Emerson                    | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 6                           | Ford Motor Company         | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | 15%                     |
| 7                           | Freightliner               | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | 15%                     |
| 8                           | General Motors             | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 9                           | Havis                      | No Bid                          |                   | 25%                                                      | No Bid           | No Bid                      | No Bid                  |
| 10                          | John Deere                 | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 11                          | Kubota                     | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 12                          | Peak                       | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 13                          | Pennzoil                   | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 14                          | Quaker State               | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 15                          | Root                       | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 16                          | Shell                      | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 17                          | Silverback HD              | 50%                             |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |
| 18                          | SoundOff Signal            | No Bid                          |                   | 52%                                                      | No Bid           | No Bid                      | No Bid                  |
| 19                          | Troy Products              | No Bid                          |                   | 25%                                                      | No Bid           | No Bid                      | No Bid                  |
| 20                          | Vactor Manufacturing       | No Bid                          |                   | No Bid                                                   | No Bid           | No Bid                      | No Bid                  |

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| VENDOR NAME:                              |                            | Advance Stores Company, Inc dba Advance Auto Parts | Cruisers, Inc.                           | Dynamic Friction Company | John R Spring & Tire                                                 |
|-------------------------------------------|----------------------------|----------------------------------------------------|------------------------------------------|--------------------------|----------------------------------------------------------------------|
| <b>Proposal C (Cont'd):</b>               |                            |                                                    |                                          |                          |                                                                      |
| #                                         | Manufacturer               | % off List Price                                   | % off List Price                         | % off List Price         | % off List Price                                                     |
| 21                                        | Western Products           | No Bid                                             | No Bid                                   | No Bid                   | 15%                                                                  |
| 22                                        | Westin Automotive Products | No Bid                                             | 20%                                      | No Bid                   | 15%                                                                  |
| 23                                        | Whelen Engineering Company | No Bid                                             | No Bid                                   | No Bid                   | No Bid                                                               |
| 24                                        | Winter Equipment Company   | No Bid                                             | No Bid                                   | No Bid                   | No Bid                                                               |
| 25                                        | House Brand                | No Bid                                             | No Bid                                   | No Bid                   | No Bid                                                               |
| EXTENSION TO MITN PURCHASING COOPERATIVE: |                            | Y or N                                             | Y                                        | N                        | Y                                                                    |
| ONLINE ORDERING AVAILABLE:                |                            | Y or N                                             | Y                                        | N                        | N                                                                    |
| F.O.B. MINIMUM SHIPMENT AMOUNT:           |                            |                                                    | N/A                                      | N/A                      | \$5,000 (Free Freight)                                               |
| REFERENCES:                               |                            | Y or N                                             | Y                                        | Y                        | Y                                                                    |
| CONTACT INFORMATION PROVIDED:             |                            | Y or N                                             | Y                                        | Y                        | N                                                                    |
| % INCREASE PER YEAR:                      |                            |                                                    | N/A                                      | 3%                       | 3 - 5%                                                               |
| TERMS:                                    |                            |                                                    | See below exceptions                     | Net 30 days              | Not Specified                                                        |
| WARRANTY:                                 |                            |                                                    | Manufacturer's Warranty                  | Standard Mfer's Warranty | Rotors 365 day on warping                                            |
| DELIVERY DATE:                            |                            |                                                    | Schedule with local store                | 2 Weeks A.R.O.           | TBA on order date                                                    |
| EXCEPTIONS:                               |                            |                                                    | See attached exceptions & clarifications | None                     | If rotors 900 out of stock we have 604 rotor a step down in material |
| BID CAN BE BROKEN UP:                     |                            | Y or N                                             | Y                                        | Y                        | Y                                                                    |
| ACKNOWLEDGEMENT:                          |                            | Y or N                                             | Y                                        | Y                        | Y                                                                    |
| SIGNED ADDENDUM:                          |                            | Y or N                                             | Y                                        | Y                        | Y                                                                    |
| FORMS:                                    |                            | Y or N                                             | Y                                        | Y                        | Y                                                                    |

**ATTEST:**

(\*Bid Opening conducted via a Zoom Meeting)

\_\_\_\_\_  
Brian Varney  
\_\_\_\_\_  
Jackie Ahlstrom  
\_\_\_\_\_  
Stephanie Kerr

\_\_\_\_\_  
Emily Frontera  
Purchasing Manager

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VENDOR NAME:  
CITY:

Kirk's Automotive Inc.  
Detroit, MI

Major Brands Oil  
Company, Inc.  
Holland, MI

Rowerdink, Inc.  
Sterling Hgts, MI

Serra CDJR  
Lake Orion  
Lake Orion, MI

**PROPOSAL: TO FURNISH THREE (3) YEAR REQUIREMENTS OF MISCELLANEOUS AUTO REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR AN ADDITIONAL THREE (3) YEARS**

| Proposal A: |                           |                     |                                                                       |            |             |            |            |
|-------------|---------------------------|---------------------|-----------------------------------------------------------------------|------------|-------------|------------|------------|
| #           | Manufacturer              | Description         | Part #                                                                | Unit Price | Unit Price  | Unit Price | Unit Price |
| 1           | Quaker State              | 55 Gallon Drum      | 5w30 oil; Synthetic Dexos; QSSB5W30D55                                | \$1,306.27 | \$769.99*   | No Bid     | No Bid     |
| 2           | Shell                     | 55 Gallon Drum      | Rotella T6;15w40 oil; Full Synthetic                                  | \$1,939.15 | \$1,435.00  | No Bid     | No Bid     |
| 3           | Quaker State              | 55 Gallon Drum      | 0W20 oil; Synthetic Dexos; QSSYN0W20D55                               | \$1,236.60 | \$769.99*   | No Bid     | No Bid     |
| 4           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE; Pro-Series Concentrate (Green)      | \$1,147.80 | \$799.95*   | No Bid     | No Bid     |
| 5           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE; Pro-Series Concentrate (Green)      | \$1,147.80 | \$799.95*   | No Bid     | No Bid     |
| 6           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; Full Strength Concentrate; Global Lifetime (Gold) | \$483.85   | \$799.95*   | No Bid     | No Bid     |
| 7           | No Specified Manufacturer | 55 Gallon Drum      | Washer Solvent rated minimum -20 degrees Fahrenheit                   | \$171.75   | \$134.58    | No Bid     | No Bid     |
| 8           | No Specified Manufacturer | BULK                | Multi-Vehicle; Full Synthetic; ULV rated; ATF                         | \$146.70   | \$16.90*    | \$1,388*   | No Bid     |
| 9           | Emerson                   | BULK                | Emerson AW 32; Hydraulic Oil; EMHYD32B                                | \$146.70   | \$8.66      | No Bid     | No Bid     |
| 10          | Emerson                   | 55 Gallon Drum      | Emerson AW 32; Hydraulic Oil; EMHYD32D55                              | \$992.05   | \$517.99    | No Bid     | No Bid     |
| 11          | Emerson                   | 55 Gallon Drum      | Emerson AW 68; Hydraulic Oil; EMHYD68D55                              | \$1,030.20 | \$517.99    | No Bid     | No Bid     |
| 12          | Shell                     | BULK                | Pennzoil Platinum LV; MV ATF                                          | \$425.30   | \$26.99     | No Bid     | No Bid     |
| 13          | Shell                     | Case                | Shell Rotella Heavy Duty Grease; EP2; ROTGRHDT10                      | \$90.40    | \$36.10*    | No Bid     | No Bid     |
| 14          | Shell                     | Keg                 | Shell Gadus S2 V220 2 Grease; GADS2V220K2K50                          | \$21.70    | \$556.06*   | No Bid     | No Bid     |
| 15          | Shell                     | 55 Gallon Drum      | Shell Spiras SYN AXME; 80W140; SPS6AXME80W140D55                      | \$3,287.90 | \$1,295.64* | No Bid     | No Bid     |
| 16          | No Specified Manufacturer | BULK                | DEF; Diesel Exhaust Fluid                                             | \$305.10   | No Bid      | \$265.79*  | No Bid     |
| 17          | Code 3                    | Light Bar           | 16-34696-CM                                                           | \$4,851.70 | No Bid      | No Bid     | No Bid     |
| 18          | Code 3                    | Light Siren Control | Z3SP-1                                                                | \$1,527.50 | No Bid      | No Bid     | No Bid     |
| 19          | Cummins                   | Water Pump Kit      | 5579024                                                               | \$110.00   | No Bid      | No Bid     | No Bid     |
| 20          | CDJR/Mopar                | Pads                | 68245118AB                                                            | \$104.95   | No Bid      | \$79.30    | \$75.64    |
| 21          | CDJR/Mopar                | Rotor               | 68368073AA                                                            | \$171.05   | No Bid      | \$124.80   | \$119.04   |
| 22          | Elgin Sweeper Company     | Front Curtain       | 1131201                                                               | \$957.20   | No Bid      | No Bid     | No Bid     |
| 23          | Elgin Sweeper Company     | Weldment/Dirtshoe   | 1131350                                                               | \$1,915.45 | No Bid      | No Bid     | No Bid     |
| 24          | Ford Motor Company        | Pads                | L1MZ-2001-G                                                           | \$185.75   | No Bid      | \$148.17   | No Bid     |
| 25          | Ford Motor Company        | Rotor               | L1MZ-1125-C                                                           | \$185.75   | No Bid      | \$148.17   | No Bid     |
| 26          | Freightliner              | Brake Hose          | 12-208-22-026                                                         | \$43.75    | No Bid      | No Bid     | No Bid     |
| 27          | Freightliner              | Fender Extension    | 17-19338-003                                                          | \$63.75    | No Bid      | No Bid     | No Bid     |
| 28          | General Motors            | Pads                | 19468206                                                              | \$75.95    | No Bid      | \$96.41    | No Bid     |
| 29          | General Motors            | Rotor               | 19469871                                                              | \$255.45   | No Bid      | \$324.34   | No Bid     |
| 30          | Havis Inc.                | K9 Enclosure        | K9-F28-1                                                              | \$6,521.25 | No Bid      | No Bid     | No Bid     |
| 31          | John Deere                | End Bit             | T146672                                                               | \$139.25   | No Bid      | No Bid     | No Bid     |
| 32          | John Deere                | Cutting Edge        | T157492                                                               | \$535.20   | No Bid      | No Bid     | No Bid     |
| 33          | Kubota                    | Hand Rail           | KUV0511-03180                                                         | \$141.90   | No Bid      | No Bid     | No Bid     |
| 34          | Root                      | Snow Plow Shoe      | RS0912515                                                             | \$286.00   | No Bid      | No Bid     | No Bid     |
| 35          | Silverback HD             | Brake Drum 16.5x7   | SLV-36BD00AB                                                          | \$128.10   | No Bid      | No Bid     | No Bid     |

\*Different Mfer  
Quoted

\*Different Mfer  
Quoted

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| VENDOR NAME: Kirk's Automotive Inc. |                            |                              |                   | Major Brands Oil Company, Inc. | Rowerdink, Inc.    | Serra CDJR Lake Orion |                  |
|-------------------------------------|----------------------------|------------------------------|-------------------|--------------------------------|--------------------|-----------------------|------------------|
| Proposal A (Cont'd):                |                            |                              |                   |                                |                    |                       |                  |
| #                                   | Manufacturer               | Description                  | Part #            | Unit Price                     | Unit Price         | Unit Price            | Unit Price       |
| 36                                  | Silverback HD              | Brake Shoe                   | SLV-WK4707Q-23KSB | \$112.45                       | No Bid             | No Bid                | No Bid           |
| 37                                  | Silverback HD              | Brake Drum                   | SLV-36BD87B       | \$295.75                       | No Bid             | No Bid                | No Bid           |
| 38                                  | Silverback HD              | Brake Shoe                   | SLV-WK4715Q23KSB  | \$132.90                       | No Bid             | No Bid                | No Bid           |
| 39                                  | SoundOff Signal            | Mini Lightbar                | EPL730001-P       | \$360.00                       | No Bid             | No Bid                | No Bid           |
| 40                                  | Troy Products              | Console                      | CC-20-UV10-L8     | \$597.20                       | No Bid             | No Bid                | No Bid           |
| 41                                  | Vactor Manufacturing       | Debris Hose                  | VA46564           | \$1,039.20                     | No Bid             | No Bid                | No Bid           |
| 42                                  | Western Products           | Joystick Cab Control         | 35500             | \$558.75                       | No Bid             | No Bid                | No Bid           |
| 43                                  | Western Products           | Plow Shoe                    | 49071             | \$112.95                       | No Bid             | No Bid                | No Bid           |
| 44                                  | Westin Automotive Products | Push Bumper                  | 36-2125           | \$671.25                       | No Bid             | No Bid                | No Bid           |
| 45                                  | Westin Automotive Products | Pit Bar                      | 36-2125-PB        | \$521.70                       | No Bid             | No Bid                | No Bid           |
| 46                                  | Westin Automotive Products | Wrap Around                  | 36-2125-W         | \$380.15                       | No Bid             | No Bid                | No Bid           |
| 47                                  | Whelen                     | 3 State Spotlight Bulb       | P46S2R3           | \$405.25                       | No Bid             | No Bid                | No Bid           |
| 48                                  | Winter Equipment Company   | Moldboard Style Shoe Front   | MB70301C          | \$399.10                       | No Bid             | No Bid                | No Bid           |
| 49                                  | Winter Equipment Company   | Curbguard Runner 3-3-3 Punch | CR463U            | \$149.25                       | No Bid             | No Bid                | No Bid           |
| Proposal B:                         |                            |                              |                   |                                |                    |                       |                  |
| Description                         |                            |                              |                   | Bulk Unit Price                | Bulk Unit Price    | Bulk Unit Price       | Bulk Unit Price  |
| Hydraulic Oil AW-32                 |                            |                              |                   | \$992.05 per 55 gallon drum    | \$8.66 per gallon  | No Bid                | No Bid           |
| Universal Tractor Oil               |                            |                              |                   | \$1,150.45 per 55 gallon drum  | \$12.49 per gallon | No Bid                | No Bid           |
| Proposal C:                         |                            |                              |                   |                                |                    |                       |                  |
| #                                   | Manufacturer               |                              |                   | % off List Price               | % off List Price   | % off List Price      | % off List Price |
| 1                                   | Code 3                     |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 2                                   | Cummins                    |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 3                                   | CDJR/Mopar                 |                              |                   | Cost plus 25                   | No Bid             | 35%                   | 38%              |
| 4                                   | Elgin                      |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 5                                   | Emerson                    |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 6                                   | Ford Motor Company         |                              |                   | Cost plus 25                   | No Bid             | 35%                   | No Bid           |
| 7                                   | Freightliner               |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 8                                   | General Motors             |                              |                   | Cost plus 25                   | No Bid             | 35%                   | No Bid           |
| 9                                   | Havis                      |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 10                                  | John Deere                 |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 11                                  | Kubota                     |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 12                                  | Peak                       |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 13                                  | Pennzoil                   |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 14                                  | Quaker State               |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 15                                  | Root                       |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 16                                  | Shell                      |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 17                                  | Silverback HD              |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 18                                  | SoundOff Signal            |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 19                                  | Troy Products              |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |
| 20                                  | Vactor Manufacturing       |                              |                   | Cost plus 25                   | No Bid             | No Bid                | No Bid           |

CITY OF TROY  
BID TABULATION  
MISCELLANEOUS AUTO REPLACEMENT PARTS

ITB-COT 26-15  
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| VENDOR NAME:                              |                            | Kirk's Automotive Inc. | Major Brands Oil Company, Inc.                                                                          | Rowerdink, Inc.                        | Serra CDJR Lake Orion                                        |
|-------------------------------------------|----------------------------|------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------|--------------------------------------------------------------|
| <b>Proposal C (Cont'd):</b>               |                            |                        |                                                                                                         |                                        |                                                              |
| #                                         | Manufacturer               | % off List Price       | % off List Price                                                                                        | % off List Price                       | % off List Price                                             |
| 21                                        | Western Products           | Cost plus 25           | No Bid                                                                                                  | No Bid                                 | No Bid                                                       |
| 22                                        | Westin Automotive Products | Cost plus 25           | No Bid                                                                                                  | No Bid                                 | No Bid                                                       |
| 23                                        | Whelen Engineering Company | Cost plus 25           | No Bid                                                                                                  | No Bid                                 | No Bid                                                       |
| 24                                        | Winter Equipment Company   | Cost plus 25           | No Bid                                                                                                  | No Bid                                 | No Bid                                                       |
| 25                                        | House Brand                | Cost plus 25           | No Bid                                                                                                  | No Bid                                 | No Bid                                                       |
| EXTENSION TO MITN PURCHASING COOPERATIVE: |                            | Y or N                 | N                                                                                                       | Y                                      | Y                                                            |
| ONLINE ORDERING AVAILABLE:                |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| F.O.B. MINIMUM SHIPMENT AMOUNT:           |                            |                        | None                                                                                                    | \$400                                  | \$0                                                          |
| REFERENCES:                               |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| CONTACT INFORMATION PROVIDED:             |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| % INCREASE PER YEAR:                      |                            |                        | 3%                                                                                                      | N/A See Exceptions                     | 1%                                                           |
| TERMS:                                    |                            |                        | Net 30                                                                                                  | 2% 10/Net 30                           | N 30                                                         |
| WARRANTY:                                 |                            |                        | 1 Year                                                                                                  | N/A                                    | Per Mfers Specifications                                     |
| DELIVERY DATE:                            |                            |                        | Monday thru Friday                                                                                      | Every Thursday                         | Daily M-F 8:00-5 pm                                          |
| EXCEPTIONS:                               |                            |                        | NAPA brand bid where no specified mfer stated; where bulk is description quoting drum or container size | Current Price will be held for 60 days | Distribute for Ford, EM and Mopar/Chrysler (Stellantis) only |
| BID CAN BE BROKEN UP:                     |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| ACKNOWLEDGEMENT:                          |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| SIGNED ADDENDUM:                          |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |
| FORMS:                                    |                            | Y or N                 | Y                                                                                                       | Y                                      | Y                                                            |

CITY OF TROY  
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|              |                                                 |                          |                            |               |
|--------------|-------------------------------------------------|--------------------------|----------------------------|---------------|
| VENDOR NAME: | Troy-C, LLC dba<br>Suburban Cadillac of<br>Troy | Suburban Ford<br>of Troy | Terminal Supply<br>Company | Varsity Ford  |
| CITY:        | Troy, MI                                        | Troy, MI                 | Troy, MI                   | Ann Arbor, MI |

**PROPOSAL: TO FURNISH THREE (3) YEAR REQUIREMENTS OF MISCELLANEOUS AUTO REPLACEMENT PARTS WITH AN OPTION TO RENEW FOR AN ADDITIONAL THREE (3) YEARS**

| Proposal A: |                           |                     |                                                                          |            |            |            |               |
|-------------|---------------------------|---------------------|--------------------------------------------------------------------------|------------|------------|------------|---------------|
| #           | Manufacturer              | Description         | Part #                                                                   | Unit Price | Unit Price | Unit Price | Unit Price    |
| 1           | Quaker State              | 55 Gallon Drum      | 5w30 oil; Synthetic Dexos;<br>QSSB5W30D55                                | No Bid     | No Bid     | No Bid     | \$1,343.00*   |
| 2           | Shell                     | 55 Gallon Drum      | Rotella T6;15w40 oil; Full Synthetic                                     | No Bid     | No Bid     | No Bid     | \$1,070.20*   |
| 3           | Quaker State              | 55 Gallon Drum      | 0W20 oil; Synthetic Dexos;<br>QSSYN0W20D55                               | No Bid     | No Bid     | No Bid     | \$1,343.00*   |
| 4           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE;<br>Pro-Series Concentrate (Green)      | No Bid     | No Bid     | No Bid     | No Bid        |
| 5           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; FINAL CHARGE;<br>Pro-Series Concentrate (Green)      | No Bid     | No Bid     | No Bid     | No Bid        |
| 6           | PEAK                      | 55 Gallon Drum      | Antifreeze/Coolant; Full Strength<br>Concentrate; Global Lifetime (Gold) | No Bid     | No Bid     | No Bid     | \$1,050.00*   |
| 7           | No Specified Manufacturer | 55 Gallon Drum      | Washer Solvent rated minimum<br>-20 degrees Fahrenheit                   | No Bid     | No Bid     | No Bid     | No Bid        |
| 8           | No Specified Manufacturer | BULK                | Multi-Vehicle; Full Synthetic; ULV rated; ATF                            | No Bid     | No Bid     | No Bid     | No Bid        |
| 9           | Emerson                   | BULK                | Emerson AW 32; Hydraulic Oil; EMHYD32B                                   | No Bid     | No Bid     | No Bid     | No Bid        |
| 10          | Emerson                   | 55 Gallon Drum      | Emerson AW 32; Hydraulic Oil;<br>EMHYD32D55                              | No Bid     | No Bid     | No Bid     | No Bid        |
| 11          | Emerson                   | 55 Gallon Drum      | Emerson AW 68; Hydraulic Oil;<br>EMHYD68D55                              | No Bid     | No Bid     | No Bid     | No Bid        |
| 12          | Shell                     | BULK                | Pennzoil Platinum LV; MV ATF                                             | No Bid     | No Bid     | No Bid     | No Bid        |
| 13          | Shell                     | Case                | Shell Rotella Heavy Duty Grease; EP2;<br>ROTGRHDT10                      | No Bid     | No Bid     | No Bid     | No Bid        |
| 14          | Shell                     | Keg                 | Shell Gadus S2 V220 2 Grease;<br>GADS2V220K2K50                          | No Bid     | No Bid     | No Bid     | No Bid        |
| 15          | Shell                     | 55 Gallon Drum      | Shell Spiras SYN AXME; 80W140;<br>SPS6AXME80W140D55                      | No Bid     | No Bid     | No Bid     | No Bid        |
| 16          | No Specified Manufacturer | BULK                | DEF; Diesel Exhaust Fluid                                                | No Bid     | No Bid     | No Bid     | No Bid        |
| 17          | Code 3                    | Light Bar           | 16-34696-CM                                                              | No Bid     | No Bid     | No Bid     | No Bid        |
| 18          | Code 3                    | Light Siren Control | Z3SP-1                                                                   | No Bid     | No Bid     | No Bid     | No Bid        |
| 19          | Cummins                   | Water Pump Kit      | 5579024                                                                  | No Bid     | No Bid     | No Bid     | No Bid        |
| 20          | CDJR/Mopar                | Pads                | 68245118AB                                                               | No Bid     | No Bid     | No Bid     | No Bid        |
| 21          | CDJR/Mopar                | Rotor               | 68368073AA                                                               | No Bid     | No Bid     | No Bid     | No Bid        |
| 22          | Elgin Sweeper Company     | Front Curtain       | 1131201                                                                  | No Bid     | No Bid     | No Bid     | No Bid        |
| 23          | Elgin Sweeper Company     | Weldment/Dirtshoe   | 1131350                                                                  | No Bid     | No Bid     | No Bid     | No Bid        |
| 24          | Ford Motor Company        | Pads                | L1MZ-2001-G                                                              | No Bid     | \$139.70   | No Bid     | \$133.35 Each |
| 25          | Ford Motor Company        | Rotor               | L1MZ-1125-C                                                              | No Bid     | \$139.70   | No Bid     | \$133.35 Each |
| 26          | Freightliner              | Brake Hose          | 12-208-22-026                                                            | No Bid     | No Bid     | No Bid     | No Bid        |
| 27          | Freightliner              | Fender Extension    | 17-19338-003                                                             | No Bid     | No Bid     | No Bid     | No Bid        |
| 28          | General Motors            | Pads                | 19468206                                                                 | No Bid     | No Bid     | No Bid     | No Bid        |
| 29          | General Motors            | Rotor               | 19469871                                                                 | No Bid     | No Bid     | No Bid     | No Bid        |
| 30          | Havis Inc.                | K9 Enclosure        | K9-F28-1                                                                 | No Bid     | No Bid     | No Bid     | No Bid        |
| 31          | John Deere                | End Bit             | T146672                                                                  | No Bid     | No Bid     | No Bid     | No Bid        |
| 32          | John Deere                | Cutting Edge        | T157492                                                                  | No Bid     | No Bid     | No Bid     | No Bid        |
| 33          | Kubota                    | Hand Rail           | KUV0511-03180                                                            | No Bid     | No Bid     | No Bid     | No Bid        |
| 34          | Root                      | Snow Plow Shoe      | RS0912515                                                                | No Bid     | No Bid     | No Bid     | No Bid        |
| 35          | Silverback HD             | Brake Drum 16.5x7   | SLV-36BD00AB                                                             | No Bid     | No Bid     | No Bid     | No Bid        |

\*Different Mfer  
Quoted

CITY OF TROY  
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| VENDOR NAME:          |                            |                                 |                   | Troy-C, LLC dba<br>Suburban Cadillac of<br>Troy | Suburban Ford<br>of Troy | Terminal Supply<br>Company | Varsity Ford     |
|-----------------------|----------------------------|---------------------------------|-------------------|-------------------------------------------------|--------------------------|----------------------------|------------------|
| Proposal A (Cont'd):  |                            |                                 |                   |                                                 |                          |                            |                  |
| #                     | Manufacturer               | Description                     | Part #            | Unit Price                                      | Unit Price               | Unit Price                 | Unit Price       |
| 36                    | Silverback HD              | Brake Shoe                      | SLV-WK4707Q-23KSB | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 37                    | Silverback HD              | Brake Drum                      | SLV-36BD87B       | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 38                    | Silverback HD              | Brake Shoe                      | SLV-WK4715Q23KSB  | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 39                    | SoundOff Signal            | Mini Lightbar                   | EPL730001-P       | No Bid                                          | No Bid                   | \$381.44 each              | No Bid           |
| 40                    | Troy Products              | Console                         | CC-20-UV10-L8     | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 41                    | Vactor Manufacturing       | Debris Hose                     | VA46564           | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 42                    | Western Products           | Joystick Cab Control            | 35500             | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 43                    | Western Products           | Plow Shoe                       | 49071             | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 44                    | Westin Automotive Products | Push Bumper                     | 36-2125           | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 45                    | Westin Automotive Products | Pit Bar                         | 36-2125-PB        | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 46                    | Westin Automotive Products | Wrap Around                     | 36-2125-W         | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 47                    | Whelen                     | 3 State Spotlight Bulb          | P46S2R3           | No Bid                                          | No Bid                   | \$384.92 each              | No Bid           |
| 48                    | Winter Equipment Company   | Moldboard Style Shoe<br>Front   | MB70301C          | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 49                    | Winter Equipment Company   | Curbguard Runner 3-3-3<br>Punch | CR463U            | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| Proposal B:           |                            |                                 |                   |                                                 |                          |                            |                  |
| Description           |                            |                                 |                   | Bulk Unit Price                                 | Bulk Unit Price          | Bulk Unit Price            | Bulk Unit Price  |
| Hydraulic Oil AW-32   |                            |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| Universal Tractor Oil |                            |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| Proposal C:           |                            |                                 |                   |                                                 |                          |                            |                  |
| #                     | Manufacturer               |                                 |                   | % off List Price                                | % off List Price         | % off List Price           | % off List Price |
| 1                     | Code 3                     |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 2                     | Cummins                    |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 3                     | CDJR/Mopar                 |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 4                     | Elgin                      |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 5                     | Emerson                    |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 6                     | Ford Motor Company         |                                 |                   | No Bid                                          | 35%                      | No Bid                     | 37%              |
| 7                     | Freightliner               |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 8                     | General Motors             |                                 |                   | 30%                                             | No Bid                   | No Bid                     | No Bid           |
| 9                     | Havis                      |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 10                    | John Deere                 |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 11                    | Kubota                     |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 12                    | Peak                       |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 13                    | Pennzoil                   |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 14                    | Quaker State               |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 15                    | Root                       |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 16                    | Shell                      |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 17                    | Silverback HD              |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 18                    | SoundOff Signal            |                                 |                   | No Bid                                          | No Bid                   | 38%                        | No Bid           |
| 19                    | Troy Products              |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |
| 20                    | Vactor Manufacturing       |                                 |                   | No Bid                                          | No Bid                   | No Bid                     | No Bid           |

CITY OF TROY  
BID TABULATION  
MISCELLANEOUS AUTO REPLACEMENT PARTS

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|                                           |                            | VENDOR NAME: | Troy-C, LLC dba<br>Suburban Cadillac of<br>Troy | Suburban Ford<br>of Troy | Terminal Supply<br>Company  | Varsity Ford                     |
|-------------------------------------------|----------------------------|--------------|-------------------------------------------------|--------------------------|-----------------------------|----------------------------------|
| Proposal C (Cont'd):                      |                            |              |                                                 |                          |                             |                                  |
| #                                         | Manufacturer               |              | % off List Price                                | % off List Price         | % off List Price            | % off List Price                 |
| 21                                        | Western Products           |              | No Bid                                          | No Bid                   | No Bid                      | No Bid                           |
| 22                                        | Westin Automotive Products |              | No Bid                                          | No Bid                   | No Bid                      | No Bid                           |
| 23                                        | Whelen Engineering Company |              | No Bid                                          | No Bid                   | 38%                         | No Bid                           |
| 24                                        | Winter Equipment Company   |              | No Bid                                          | No Bid                   | No Bid                      | No Bid                           |
| 25                                        | House Brand                |              | No Bid                                          | No Bid                   | No Bid                      | No Bid                           |
| EXTENSION TO MITN PURCHASING COOPERATIVE: |                            | Y or N       | Y                                               | Y                        | Y                           | N                                |
| ONLINE ORDERING AVAILABLE:                |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
| F.O.B. MINIMUM SHIPMENT AMOUNT:           |                            |              | Not Specified                                   | \$0                      | \$100                       | \$0                              |
| REFERENCES:                               |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
| CONTACT INFORMATION PROVIDED:             |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
| % INCREASE PER YEAR:                      |                            |              | Not Specified                                   | 1%                       | 3%                          | 2%                               |
| TERMS:                                    |                            |              | Not Specified                                   | Net 30                   | 30                          | Net 30                           |
| WARRANTY:                                 |                            |              | Not Specified                                   | 2 years unl mileage      | MFG Warranty                | 2 years unlimited mileage        |
| DELIVERY DATE:                            |                            |              | Not Specified                                   | Daily                    | 1-3 days depending on stock | Daily Monday - Friday            |
| EXCEPTIONS:                               |                            |              | Exceptions attached                             | None                     | None                        | Quoting only Motorcraft products |
| BID CAN BE BROKEN UP:                     |                            | Y or N       | Y                                               | Y                        | Y                           | N                                |
| ACKNOWLEDGEMENT:                          |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
| SIGNED ADDENDUM:                          |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
| FORMS:                                    |                            | Y or N       | Y                                               | Y                        | Y                           | Y                                |
|                                           |                            |              | Award low bid as specified                      |                          |                             |                                  |
|                                           |                            |              | Line Items - No Award                           |                          |                             |                                  |



## CITY COUNCIL AGENDA ITEM

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|                                 | Proposal<br>A | Proposal<br>B | Proposal C |
|---------------------------------|---------------|---------------|------------|
| Advance Auto Parts              | x             |               | x          |
| Cruiser's Inc.                  | x             |               | x          |
| Dynamic Friction Company        |               |               |            |
| John R Spring & Tire            | x             |               | x          |
| Kirk's Automotive Inc.          |               |               |            |
| Major Brands Oil Company Inc.   | x             | x             |            |
| Rowerdink Inc.                  | x             |               | x          |
| Serra CDJR Lake Orion           | x             |               | x          |
| Suburban Motors Troy (Cadillac) |               |               | x          |
| Suburban Ford of Troy           | x             |               | x          |
| Terminal Supply Company         | x             |               | x          |
| Varsity Ford                    | x             |               | x          |



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.5.**

**Date:** August 6, 2026

**To:** Frank Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant City Manager  
Rob Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
Emily Frontera, Purchasing Manager  
Peter Hullinger, Fire Chief  
Josh Jones, Police Chief

**Subject:** CLEMIS Authority Member Agreement

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## **History**

The City of Troy uses CLEMIS (Courts and Law Enforcement Management Information System) to access critical public safety software, data, and support services. After nearly 60 years operating as a regional collaboration within Oakland County government, last year CLEMIS became the CLEMIS Authority—an independent consortium governed directly by the member agencies it serves. With this transition, the Authority needs its own agreements separate from Oakland County. This resolution seeks to approve The City of Troy's Agreement with the CLEMIS Authority.

## **Background**

The CLEMIS Authority is a public safety technology network serving law enforcement, fire, jail, dispatch, court, and public safety agencies. What began as a handful of Oakland County agencies has grown to over 260 agencies across nine counties, and governance has shifted to match that growth: every member has a direct voice in setting priorities and direction. Each agency that joins expands shared data access and distributes costs, keeping powerful technology affordable for all.

## **Financial**

Transitioning to the CLEMIS Authority does not result in a price increase. The cost of membership under the new Member Agreement is consistent with The City of Troy's current CLEMIS participation costs.

## **Recommendation**

City management recommends approval of the final agreement with the CLEMIS Authority for signature by the City Manager.

## **Suggested Resolution:**

BE IT RESOLVED, That Troy City Council hereby **APPROVES** the execution of the finalized agreement between the CLEMIS Authority and City of Troy; a copy of which shall be

**ATTACHED** to the original Minutes of this meeting.

# CLEMIS Authority

SHARED TECHNOLOGY. SHARED GOVERNANCE. STRONGER COMMUNITIES.

## ABOUT US

The CLEMIS Authority is a critical public safety technology network serving over 260 law enforcement, fire, jail, dispatch, court, and public safety agencies across nine counties.

For nearly 60 years, CLEMIS operated as part of Oakland County government. Last year, the CLEMIS Authority was established as its own independent entity, governed directly by the member agencies it serves.

## WHY AN AUTHORITY

What began as a handful of Oakland County agencies has grown to over 260 agencies across nine counties, and governance has shifted to match that growth: every member now has a direct voice in setting priorities and direction. Each agency that joins expands shared data access and distributes costs, keeping powerful technology affordable for all.

## BENEFITS

CLEMIS Authority membership delivers three distinct advantages to every agency in the network:



### MEMBERSHIP GOVERNANCE

The Authority structure gives every member agency a stronger, more direct voice in shaping technology priorities, vendor partnerships, and platform development. No agency is too small to influence what comes next.



### COST EFFICIENCY

As a nonprofit public body, the CLEMIS Authority has no vendor profit margin. Members consistently find that CLEMIS applications cost a fraction of comparable commercial public safety software, delivering enterprise-grade capability at a price that works for agencies of every size.



### EXPANDED MISSION

Every agency that joins the CLEMIS Authority network adds their records to a shared data pool accessible to all members. An investigator in a small township can query records across 260-plus member agencies in a single search. The larger the network grows, the more powerful that intelligence becomes.



**PARTICIPATION AGREEMENT****Courts and Law Enforcement Management Information System (CLEMIS) Authority**

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the Interlocal Agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at <https://www.clemisauthority.org/forms/>). A reference copy of the CLEMIS Interlocal Agreement must be attached. This Participation Agreement also includes the contents of this cover page and incorporates the CLEMIS Main Services Agreement (the "MSA"). Capitalized terms used but not defined in this Participation Agreement are as defined in the CLEMIS Interlocal Agreement.

**PARTICIPANT****Full Legal Name:****Notice Address:****Primary Contact Name:****Primary Contact Email:****ATTACHMENTS** *(attach)*

The following attachments are included with this agreement.

**Authorizing Resolution or Legal Authorization**

An authorizing resolution in substantially the form as provided in Exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached.

If the Participant does not have a governing body, confirmation of legal authorization to enter into the CLEMIS Interlocal Agreement and sign the CLEMIS MSA is attached.

**CLEMIS Main Services Agreement**

A copy of the CLEMIS MSA is attached.

**CLEMIS Interlocal Agreement**

A copy of the CLEMIS Interlocal Agreement is attached.

**SIGNATURES**

Each party is signing this Participation Agreement on the date stated below that party's signature. The date of this Participation Agreement and the Main Services Agreement will be the date this Participation Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

**Participant:**

[PUBLIC AGENCY NAME]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Authority:**

COURTS AND LAW ENFORCEMENT  
MANAGEMENT INFORMATION SYSTEM (CLEMIS)  
AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_

Executive Director

Date: \_\_\_\_\_

## MAIN SERVICES AGREEMENT

This Main Services Agreement (“**MSA**”) contains the standardized terms for the provision of services by the Authority to the Public Agency. This MSA and each Order Form constitute the agreement between the Authority and the Public Agency (this “**Agreement**”). Capitalized terms are defined in context or in Section 1.

### 1 Definitions

- (a) For purposes of this Agreement, the following definitions apply:
- (1) “**Acceptable Use Policy**” means the Acceptable Use Policy made available through the Authority website, as it may be amended from time to time.
  - (2) “**Agreement**” is defined in the preamble.
  - (3) “**Authority**” means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under the Interlocal Agreement.
  - (4) “**Business Day**” means a day that is not a Saturday, Sunday, or a state public holiday under 1865 PA 124, as amended, MCL 435.101 to 435.103.
  - (5) “**Confidential Information**” means information disclosed by or on behalf of one party (as discloser) to the other party (as recipient) under this Agreement, in any form, which: (A) the discloser identifies to recipient as “confidential” or “proprietary”; or (B) should be reasonably understood as confidential or proprietary due to its nature and the circumstances of its disclosure. The Authority’s Confidential Information includes technical or performance information about the Service, and the Public Agency’s Confidential Information includes Public Agency Data. Confidential Information does not include information subject to disclosure under the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246 (“**FOIA**”).
  - (6) “**Documentation**” means the Authority’s usage documentation for the Service. This documentation may include terms and conditions, including pricing or payment terms, that are specific to particular functionality in the Service.
  - (7) “**DPA**” is defined in Section 4(c).
  - (8) “**Effective Date**” means the effective date of the first Order Form executed by the Public Agency.
  - (9) “**Interlocal Agreement**” means the Interlocal Agreement, filed with the Office of the Great Seal on October 23, 2025, and any amendments thereto, between the County of Oakland, the Charter Township of Bloomfield, the Charter Township of White Lake, and any subsequent Participants thereunder.

- (10) **“Law”** means all laws, regulations, executive orders, rules, court orders, or other binding requirements of a government authority that apply to a party.
- (11) **“Order Form”** means a Public Agency Order Form related to the provision of the Service, Support, or Professional Services.
- (12) **“Personal Data”** means Public Agency Data relating to an identified or identifiable natural individual.
- (13) **“Points of Contact”** means the individuals designated by the Public Agency as a primary contact and a secondary contact for the Public Agency.
- (14) **“Professional Services”** means system setup, configuration, training, data migration, or other professional services that the Authority furnishes to the Public Agency related to the Service.
- (15) **“Public Agency”** means the legal entity that executes an Order Form.
- (16) **“Public Agency Data”** means any data, contents, or information that the Public Agency (including its Users and Technology Partners) submits to its Service accounts or generates by or through the Service. “Public Agency Data” includes, but is not limited to, public safety data.
- (17) **“Public Agency Materials”** means materials and resources that the Public Agency makes available to the Authority in connection with Professional Services.
- (18) **“Security Measures”** means that term as defined in the Security Measures made available through the Authority website.
- (19) **“Service”** means the service provided by the Authority for the exchange and access to public safety software data, as described in more detail in this Agreement and the Documentation.
- (20) **“Statement of Work”** means a statement of work for Professional Services that is executed by the parties.
- (21) **“Support”** means support for the Service as described in Section 5.
- (22) **“Support Policy”** means the support policy made available through the Authority website.
- (23) **“Suspension Event”** is defined in Section 12.
- (24) **“Taxes”** is defined in Section 11(g).
- (25) **“Technology Partner”** means a third-party technology vendor to the Public Agency that has been identified in an Order Form (or otherwise in writing by the Public Agency) to be authorized, in accordance with this Agreement, to submit data to or receive data from the Service on the Public Agency’s behalf.
- (26) **“Term”** means the term for the Public Agency’s use of the Service as identified in an Order Form.

- (27) **“Trials and Betas”** mean access to the Service (or Service features) on a free, trial, beta, or early access basis.
  - (28) **“Usage Data”** means the Authority’s technical logs, data, and learnings about a Public Agency’s use of the Service, excluding Public Agency Data.
  - (29) **“User”** means an employee or contractor of the Public Agency that the Public Agency allows to use the Service.
  - (30) **“Virus”** means viruses, malicious code, malware, or similar harmful materials.
- (b) Capitalized terms not defined in this Agreement shall have the meaning prescribed to them in the Interlocal Agreement.

## 2 Service

- (a) **Data Sharing.** As specified in an Order Form, the Public Agency will upload Public Agency Data into the Service, including by means of a Technology Partner product. The Public Agency hereby authorizes the sharing of Public Agency Data with other public agencies that use the Service, subject to the terms of this Agreement and the Order Form.
- (b) **Data Access.** Subject to this Agreement, the Public Agency may authorize Users within its organization to access and use the Service for governmental and public safety purposes during the Term. The Public Agency’s access rights include the right to permit Users within the Public Agency’s organization to access the Service in accordance with the terms of applicable Order Forms. The Public Agency shall comply with the Documentation and applicable policies in accessing and using the Service.
- (c) **Technology Partners.** As specified in the applicable Order Form, Public Agency Data may be provided to or received from a Technology Partner through an integration with the Service. The Public Agency’s use of a Technology Partner product is governed by the Public Agency’s agreement with the Technology Partner, and the Authority is not responsible or liable for the performance of Technology Partner products, including their use of Public Agency Data.

## 3 Users

The Public Agency may permit Users to use the Service on its behalf. Users must be employees or contractors of the Public Agency. The Public Agency is responsible for provisioning and managing its User accounts, for its Users’ actions through the Service and for their compliance with this Agreement. The Public Agency shall ensure that Users keep their login credentials confidential, and the Public Agency shall promptly notify the Authority upon learning of any compromise of User accounts or credentials.

## 4 Data

- (a) Subject to this Agreement, the Authority will access and use Public Agency Data only to: (1) provide and maintain the Service, Support, and Professional Services under this Agreement; and (2) provide certain Public Agency Data to a third party

- (e.g., an insurance company) as has been specifically approved in writing by the Public Agency, in an Order Form or otherwise.
- (b) The Authority shall implement and maintain the Security Measures. The Public Agency shall not submit to the Service any data controlled under the United States International Traffic in Arms regulations.
  - (c) The parties shall adhere to any Data Processing Addendum (“**DPA**”) identified on an Order Form.
  - (d) The Authority may collect Usage Data and use it to operate, improve, and support the Service and for other lawful governmental or public safety purposes, including benchmarking and reports. However, except as otherwise required by applicable law, the Authority shall not disclose Usage Data externally unless it is: (1) deidentified so that the Usage Data does not identify the Public Agency, its Users, or any other person; and (2) aggregated with data across other participants.
  - (e) The Public Agency is the owner of all Public Agency Data and is required to provide Public Agency Data in a format agreed by the parties and as required by applicable Law. The Public Agency is responsible for ensuring the accuracy and currency of its Public Agency Data. Except as otherwise provided in this Agreement, the Public Agency shall have access to Public Agency Data at all times.
  - (f) During a Term, the Public Agency may create reports of its Public Agency Data from the Service (or the Authority will otherwise make the Public Agency Data available to the Public Agency) as described in the Documentation.
  - (g) The Authority will not store credit card account numbers and associated security information. Credit card data will be handled by a credit card data processor, subject to its terms, conditions, and policies.
  - (h) The Authority shall comply with FOIA. However, pursuant to Section 5(9) of FOIA, 1976 PA 442, as amended, MCL 15.235(9), the Authority is not considered to be in possession of, retain, or be the custodian of a public record stored on behalf of the Public Agency. If the Authority receives a written request for a public record that is stored on behalf of the Public Agency, the Authority shall, within ten (10) business days after receipt of the request, give written notice to the requesting person identifying the Public Agency and stating that the requesting person must submit the request to the Public Agency.
  - (i) Pursuant to the Enhanced Access to Public Records Act, 1996 PA 462, as amended, MCL 15.441 to MCL 15.445 (the “**EAPRA**”), the Authority may make Public Agency Data immediately available for public inspection, purchase, or copying by digital means. As a condition to the Authority providing enhanced access under the EAPRA, the Public Agency must first identify the Public Agency Data subject to the EAPRA and adopt an enhanced access policy that complies with the EAPRA. The Public Agency is responsible for ensuring that the fees for providing enhanced access that appear on the fee schedule maintained by the Authority pursuant to Section 11(b) of this MSA do not exceed a “reasonable fee” as that term is defined in the EAPRA, or that the Public Agency has established different reasonable fees in an Order Form.

**5 Support**

- (a) The Authority shall provide Support for the Service as described in the Support Policy.

**6 Statements**

- (a) Each party states the following:
  - (1) that it has the legal power and authority to enter into this Agreement;
  - (2) that it will use industry-standard measures to avoid introducing Viruses into the Service; and
  - (3) that it is not listed on any United States government list of prohibited or restricted parties.
- (b) The Public Agency states it is the owner of Public Agency Data, has the right to provide Public Agency Data with the Service, and grants the Authority the right to use Public Agency Data specified in this Agreement, without violating nonparty intellectual property, privacy, or other rights.
- (c) The Authority states the following:
  - (1) THE SERVICE IS PROVIDED ON AN “AS IS” AND “AS AVAILABLE” BASIS. THE AUTHORITY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, TITLE, AND NON-INFRINGEMENT.
  - (2) The Authority makes no warranty that: (i) the Service will meet the Public Agency’s requirements; (ii) the Service will be uninterrupted, timely, secure, or error-free; or (iii) the results that may be obtained by the Service will be accurate or reliable.
  - (3) Any material or data downloaded or otherwise obtained through the use of the Service is accessed at the Public Agency’s discretion and risk. The Public Agency will be solely responsible for any damage to its computer system or loss of data that results from the downloading of any material.

**7 Usage**

- (a) The Public Agency shall comply with the Acceptable Use Policy and the Documentation.
- (b) Except as explicitly permitted in this Agreement, the Public Agency shall not and shall not permit others to do any of the following:
  - (1) sell, sublicense, distribute, or rent the Service or the data from the Service (in whole or part), excluding Public Agency Data;
  - (2) grant non-Users access to the Service or use the Service to provide a hosted or managed service to others;

- (3) reverse engineer, decompile, or seek to access the source code of the Service, except to the extent these restrictions are prohibited by Law, and then only upon advance written notice to the Authority;
- (4) copy, modify, create derivative works of, or remove proprietary notices from the Service;
- (5) conduct security or vulnerability tests of the Service, interfere with its operation, or circumvent its access restrictions;
- (6) use the Service to develop a product that competes with the Service.

## 8 **Auditing**

Upon the Authority's written request, the Public Agency shall provide a signed certification: (a) verifying the Service is being used in accordance with the terms of this Agreement; and (b) listing the locations in which the Service is accessed, number of Users, and any other information reasonably requested by the Authority. The Authority may, at the Authority's expense and not more than once annually, audit the Public Agency's use of the Service and compliance with this Agreement. The audit will be conducted during business hours and will not interfere with the Public Agency's activities. The Public Agency shall provide the Authority or its auditor with all reasonable information and assistance required to enable the Authority to determine whether the Public Agency is in compliance with this Agreement. If the audit reveals that the Public Agency has underpaid fees to the Authority, the Public Agency will be invoiced for the underpaid fees based upon the Authority's price list at the time the fees would have otherwise been incurred. If the Public Agency does not pay the underpaid fees within thirty (30) days after the invoice date, the Public Agency will be charged with interest at a rate of one and one-half percent (1.5%) per month or partial month until paid. If the audit reveals that the Public Agency has underpaid fees totaling five percent (5%) or more of the fees due in any year, the Public Agency shall reimburse the Authority for all reasonable expenses associated with the audit.

## 9 **Professional Services**

The Authority shall perform Professional Services as described in an Order Form or Statement of Work, which may identify additional terms or milestones for the Professional Services. The Public Agency shall give the Authority access within five (5) business days to Public Agency Materials reasonably needed by the Authority for Professional Services, and the Authority shall use the Public Agency Materials only for purposes of providing Professional Services. Except as otherwise expressly stated in an Order Form or Statement of Work, the Professional Services shall not include travel or lodging expenses. The Public Agency may use code or other deliverables that the Authority provides as part of Professional Services only in connection with the Public Agency's authorized use of the Service under this Agreement.

## 10 **Purchase of Third Party Products**

The Authority may from time to time facilitate the purchase by the Public Agency of third party products. The Authority's role will be limited to facilitating payment and the execution by the Public Agency of the applicable agreement with the third party product

vendor. The Authority will not be a party to this agreement with the third party product vendor, and will not have any responsibility or liability related to the performance of the third party product.

## 11 Fees; Payment

- (a) **Authorized Representatives.** The Public Agency shall provide the Authority with current written authorization identifying representatives who are authorized to execute Order Forms, including any limitations on their authority. The Public Agency shall promptly notify the Authority of any changes to authorized representatives. The Authority may rely on such written authorizations until notified of changes.
- (b) **Fee Schedules and Updates.** Current fee schedules shall be maintained by the Authority in a separate fee schedule document and made available through the Authority website. The Authority may update fee schedules from time to time with at least one hundred and twenty (120) days' notice, provided that the updated fee schedules shall not take effect until the next Term, consistent with this Section 11.
- (c) **Payment Terms.** Unless the Order Form states otherwise, all amounts are due within sixty (60) days after the invoice date. Late payments are subject to a charge of 1.5% per month or the maximum amount allowed by Law, whichever is less. Fees and expenses are not refundable, except as expressly provided in this Agreement.
- (d) **Appropriations and Budget Limitations.** All payment obligations under this Agreement and any Order Forms are subject to annual appropriation of funds by the Public Agency's governing body. If sufficient funds are not appropriated, the Public Agency may terminate the affected Order Form upon thirty (30) days' written notice to the Authority without penalty, provided that the Public Agency has made good-faith efforts to obtain necessary appropriations.
- (e) **Fee Disputes.** If the Public Agency disputes an invoice, the Public Agency shall notify the Authority within the payment period, and the parties must seek to resolve the dispute over a thirty (30)-day discussion period. The Public Agency is not required to pay disputed amounts during the discussion period but will timely pay all undisputed amounts. After the discussion period, either party may pursue any available remedies.
- (f) **Taxes.** Unless the Public Agency is tax-exempt, the Public Agency is responsible for any sales, use, goods and services, value-added, withholding, or similar taxes or levies that apply to its Order Forms, whether domestic or foreign ("**Taxes**"), other than any income tax payable by the Authority. Fees do not include Taxes.

## 12 Suspension

The Authority may suspend the Public Agency's access to the Service and related services due to a Suspension Event, but where practicable, the Authority shall give the Public Agency prior notice so that the Public Agency may seek to resolve the issue and avoid suspension. The Authority is not required to provide prior notice in exigent circumstances or for a suspension made to avoid material harm or violation of Law. Once a Suspension

Event is resolved, the Authority shall promptly restore the Public Agency's access to the Service in accordance with this Agreement. For purposes of this Section 12, "**Suspension Event**" means: (a) Except during fee disputes as described in Section 11(f), the Public Agency's account is thirty (30) days or more overdue; (b) the Public Agency is in breach of Section 7; or (c) the Authority believes the Public Agency's use of the Service risks material harm to the Service or others.

### 13 **Term; Termination**

- (a) Each Term will last for an initial twelve (12)-month period unless the Order Form states otherwise. Each Term will renew for successive periods unless: (1) the parties agree on a different renewal Order Form; or (2) either party notifies the other of non-renewal at least thirty (30) days prior to the end of the current Term.
- (b) This Agreement starts on the Effective Date and continues until the end of all Terms, unless sooner terminated in accordance with its terms. If no Term is in effect, either party may terminate this Agreement for any or no reason with notice to the other party.
- (c) Either party may terminate the applicable Order Form (in whole or in part) or this Agreement (together with all Order Forms) if the other party does one or more of the following:
  - (1) is in material breach of an Order Form or this Agreement and the breach remains uncured thirty (30) or more days after notice; or
  - (2) ceases operation without a successor.
- (d) Upon termination or cancellation of this Agreement, the Authority shall provide a copy of Public Agency Data to the Public Agency in an electronic format and time period determined by the Authority. Upon written confirmation from the Public Agency that it received its data, the Authority may delete Public Agency Data, and each party shall delete any Confidential Information of the other in its possession or control. If the Authority incurs any costs in copying Public Agency Data, the Public Agency shall be responsible for such costs and shall reimburse the Authority according to the terms of an invoice provided by the Authority. The Authority may waive these costs in its sole discretion.
- (e) The Public Agency's right to use the Service, Support, and Professional Services ends upon any termination or expiration of the applicable Order Form or this Agreement, subject to this Section 13.
- (f) Except where an exclusive remedy is provided, exercising a remedy under this Agreement, including termination, does not limit other remedies a party may have.
- (g) Sections 1, 4, 7, 8, 11, 13, 14, and 17 through 33, will survive the termination of this Agreement.

### 14 **U.S. Government Public Agencies**

To the extent applicable, the Service is "commercial computer software" or a "commercial item" for purposes of Federal Acquisition Regulation (FAR) 12.212 and for

Defense Federal Acquisition Regulation Supplement (DFARS) 227.7202. Use, reproduction, release, modification, disclosure, or transfer of the Service is governed solely by the terms of this Agreement, and all other use is prohibited.

**15 Trials and Betas**

The Authority may offer optional Trials and Betas. Use of Trials and Betas is permitted only for the Public Agency's internal evaluation during the period designated by the Authority on the Order Form (or if not designated, thirty (30) days). Either party may terminate the Public Agency's use of Trials and Betas at any time for any reason. Trials and Betas may be inoperable, incomplete, or include features never released. Notwithstanding anything else in this Agreement, the Authority offers no warranty, indemnity, SLA, or Support for Trials and Betas and its liability for Trials and Betas will not exceed \$1,000.

**16 Subcontractors**

- (a) The Authority may use subcontractors and permit them to exercise its rights and fulfill its obligations under this Agreement, but the Authority remains responsible for their compliance with this Agreement and for the Authority's overall performance under this Agreement.
- (b) Section 16(a) does not limit any additional terms for subprocessors under a Data Protection Addendum.
- (c) Technology Partners are not subcontractors under this Agreement.

**17 Intellectual Property**

- (a) Neither party grants the other any rights or licenses not expressly set out in this Agreement.
- (b) Except for the Authority's express rights in this Agreement, as between the parties, the Public Agency retains all intellectual property and other rights in Public Agency Data and Public Agency Materials provided to the Authority.
- (c) Except for the Public Agency's express rights in this Agreement, as between the parties, the Authority and its licensors retain all intellectual property and other rights in the Service, Professional Services deliverables, and related Authority technology.
- (d) If the Public Agency provides the Authority feedback regarding improvement or operation of the Service, the Authority may use the feedback without restriction or obligation.

**18 Confidentiality**

- (a) A party receiving Confidential Information shall:
  - (1) use Confidential Information only to fulfill its obligations and exercise its rights under this Agreement;
  - (2) not disclose Confidential Information to nonparties without the other party's prior approval, except as permitted in this Agreement;

- (3) protect Confidential Information using at least the same precautions the party receiving Confidential Information uses for its own similar information, with no less than a reasonable standard of care.
- (b) A party receiving Confidential Information may disclose the Confidential Information to its employees, agents, contractors, and other representatives with a legitimate need to know (including, for the Authority, any subcontractors), if the party receiving the Confidential Information remains responsible for its compliance with this Section 18 and is bound to confidentiality obligations no less protective than those included in this Section 18.
- (c) Confidentiality obligations under this Section 18 do not apply to information that the party receiving the information can document: (1) is or becomes public knowledge through no fault of the recipient; (2) it rightfully knew or possessed, without confidentiality restrictions, before receipt from the disclosing party; (3) it rightfully received from a nonparty without confidentiality restrictions; or (4) it independently developed without using or referencing Confidential Information.
- (d) The parties acknowledge that a breach of this Section 18 may cause substantial harm for which monetary damages are an insufficient remedy. Upon a breach of this Section 18, the party disclosing the Confidential Information may seek appropriate equitable relief, including an injunction, in addition to other remedies.
- (e) A party receiving Confidential Information may disclose Confidential Information to the extent required by Law, including FOIA. If permitted by Law, the party receiving Confidential Information shall provide the party disclosing Confidential Information with reasonable advance notice of the required disclosure and reasonably cooperate, at the disclosing party's expense, to obtain confidential treatment for the Confidential Information.

## 19 **Liability Limitations**

- (a) Except when prohibited by law, the Authority's entire liability arising out of or related to this Agreement will be subject to a cap of the amounts paid or payable by the Public Agency to the Authority under this Agreement in the twelve (12) months immediately preceding the first incident giving rise to liability.
- (b) Neither party will have any liability arising out of or related to this Agreement for indirect, special, incidental, reliance, or consequential damages or damages for loss of use, lost profits, or interruption of business, even if informed of the possibility of any in advance.

## 20 **Mutual Compliance with Laws**

- (a) Each party shall comply with all Laws that apply to its performance under this Agreement, including, but not limited to, the C.J.I.S. Policy Council Act, 1974 PA 163, as amended, MCL 28.211 to 28.216.
- (b) Through this Agreement, the parties commit that they will operate all software solutions in conformance with the CJIS Security Policy ("CJISSECPOL") Version 6.0 and any successor brought into effect by the Federal Bureau of Investigation

(the “**FBI**”) during the term of this Agreement, but excluding draft versions of CJISSECPOL released for comment or review and similar proposed policy versions that may be released by the FBI but not finally adopted.

- (c) In accordance with CJISSECPOL, certain control requirements apply to personnel with unescorted access to unencrypted criminal justice information, including the parties’ personnel operating these solutions. These controls include:
  - (1) PS-3 (Personal Screening), mandating that the criminal justice agency using the Service conduct a fingerprint-based record check on the parties’ personnel;
  - (2) AT-3 (Awareness and Training), mandating that the parties’ personnel complete annual CJIS Security Awareness Training; and
  - (3) SA-9 (External System Services), mandating that the parties’ personnel sign the CJIS Security Addendum.

## 21 **Catastrophic Event**

- (a) If a Catastrophic Event prevents a party from complying with any one or more obligations under this Agreement, that inability to comply is not a breach if: (1) that party uses Reasonable Efforts to perform those obligations; (2) that party’s inability to perform those obligations is not due to its failure to: (A) use Reasonable Efforts to protect itself against events or circumstances of the same type as that Catastrophic Event; or (B) develop and maintain a reasonable contingency plan to respond to events or circumstances of the same type as that Catastrophic Event; and (3) that party complies with its obligations under Section 21(b).
- (b) If a Catastrophic Event occurs, the noncomplying party shall promptly notify the other party of the occurrence of that Catastrophic Event, its effect on performance, and how long the noncomplying party expects it to last. Thereafter, the noncomplying party shall update that information as reasonably necessary. During a Catastrophic Event, the noncomplying party shall use Reasonable Efforts to limit damages to the other party and to resume its performance under this Agreement.
- (c) For purposes of this Section 21, the following definitions apply:
  - (1) “**Catastrophic Event**” means, with respect to a party, any event or circumstance, whether or not foreseeable, that was not caused by that party (other than a strike or other labor unrest that affects only that party, an increase in prices or other change in general economic conditions, a change in law, or an event or circumstance that results in that party’s not having sufficient funds to comply with an obligation to pay money) and any consequences of that event or circumstance.
  - (2) “**Reasonable Efforts**” means, with respect to a given obligation, the efforts, consistent with the practice of other non-state governmental entities in Michigan and their vendors with respect to a Catastrophic

Event, that a reasonable person in the party's position would use to comply with that obligation as promptly as possible.

**22 Governmental Function; Immunity**

The parties performance of their obligations under this Agreement is a governmental function of providing criminal justice and public safety services to serve the public and to provide aid for persons and property. The parties intend that nothing in this Agreement be interpreted as a waiver by any party of any governmental immunity available to a party under Laws.

**23 Nonparties**

Except as expressly provided in this Agreement, this Agreement does not create for any party and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party's rights in this Agreement, or any other right.

**24 Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this Agreement without the prior written consent of the other party.

**25 Authority Name Changes**

The Authority may change its name from time to time as provided in Section 5.6 of the Interlocal Agreement. Any such name change shall not require amendment of this Agreement, and all references to the Authority by its former name shall be deemed to refer to the Authority as renamed.

**26 Modification; Waiver**

- (a) Subject to Sections 26(d) and 26(e), no amendment of this Agreement will be effective unless it is in writing, approved by the governing body of the Authority, and signed by an authorized officer of the Public Agency.
- (b) The parties may amend the quantities or other items on an Order Form by mutual written agreement.
- (c) No waiver under this Agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.
- (d) With notice to the Public Agency, the Authority may modify the Support Policy or Security Measures to reflect new features or changing practices, but the modifications must not be retroactive or materially decrease the Authority's overall obligations during a Term.
- (e) An Order Form may not modify any other part of this Agreement unless the Order Form specifically identifies the provisions that it modifies.

## 27 Notice

- (a) A notice or other communication under this Agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:
  - (1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;
  - (2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it;
  - (3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this Section 27 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this Section 27; or
  - (4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.
- (b) For a notice under this Agreement to be valid, it must be addressed using the information in the Order Form for that party or any other information stated by that party in a notice in accordance with this Section 27.
- (c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

## 28 Points of Contact

In addition to notice contact information, the Public Agency shall designate on the Order Form contact information for one individual to act as a primary contact person and a second individual to act as a secondary contact person for the Public Agency for communications relating to the Service and its operation and use. The Public Agency shall notify the Authority of any change in the Public Agency's primary contact person or secondary contact person by notifying the Authority pursuant to Section 27.

## 29 Severability

The parties acknowledge that if a dispute between the parties arises out of this Agreement or the subject matter of this Agreement, they would want the court to interpret this Agreement as follows:

- (a) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;
- (b) if an unenforceable provision is modified or disregarded in accordance with this Section 29, by holding that the rest of the Agreement will remain in effect as written;

- (c) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and
- (d) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this Agreement, by holding the entire Agreement unenforceable.

### 30 **Electronic Signatures**

- (a) If this Agreement is an Electronically Signed Document, all of the following apply:
  - (1) the Authority states that the intention of an individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;
  - (2) The Public Agency states that the intention of an individual signing on behalf of the Public Agency on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;
  - (3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and
  - (4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.
- (b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this Agreement. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this Agreement.
- (c) For purposes of this Section 30, the following definitions apply:
  - (1) **"Electronic Signature"** means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.
  - (2) **"Electronically Signed Document"** means any document received by a party in connection with this Agreement, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

31 **Governing Law**

Michigan law governs this Agreement.

32 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial proceeding to resolve any dispute arising out of this Agreement or the subject matter of this Agreement, a party may bring the proceeding in the courts of the State of Michigan.

33 **Entire Agreement**

This Agreement is the entire understanding between the parties with respect to the subject matter of this Agreement and supersedes all other agreements, whether oral or written, between the parties.

4916-4051-6262.1

In Process



## INTERLOCAL AGREEMENT

This interlocal agreement is between OAKLAND COUNTY, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573 (the “**County**”), the CHARTER TOWNSHIP OF BLOOMFIELD, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 (“**Bloomfield Township**”), the CHARTER TOWNSHIP OF WHITE LAKE, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34 (“**White Lake Township**”), and each other “**Public Agency**” (as defined in section 1.1(a)(35)) that becomes a “**Participant**” (as defined in section 1.1(a)(29)) pursuant to this agreement.

In 1968, the County created an information system for courts and law enforcement (the “**CLEMIS System**”) (as defined in section 1.1(a)(13)) to address the inability of criminal justice and public safety agencies to electronically share data in a timely manner.

Since its creation, the CLEMIS System, which is operated and maintained by the County’s Department of Information Technology, has expanded to become a multi-faceted, regional public safety information management system used by the County and many other Public Agencies. The CLEMIS System is composed of several software applications.

The purpose of the CLEMIS System is to provide innovative technology and related services to criminal justice and public safety agencies to enable the sharing of data and the improved delivery of criminal justice and public safety services. Public Agencies using the CLEMIS System have realized lower costs and efficiencies in providing criminal justice and public safety services, thereby providing first responders additional time to serve and protect residents.

The County has the power, privilege, and authority under Michigan law to provide criminal justice and public safety services.

Bloomfield Township, White Lake Township, and each Participant also each have the power, privilege, and authority to provide criminal justice and public safety services.

Section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512, authorize a Public Agency to exercise jointly with any other Public Agency any power, privilege, or authority that the Public Agencies share in common and that each might exercise separately.

The parties want to jointly exercise powers related to criminal justice and public safety services and create a new intergovernmental entity to operate and manage the CLEMIS System.

The parties therefore agree as follows:

## ARTICLE 1 DEFINITIONS

### 1.1 Defined Terms

- (a) For purposes of this agreement, the following definitions apply:
- (1) **“Act 7”** means the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512.
  - (2) **“Assumed Liabilities”** means that phrase as defined in section 6.2(a)(8).
  - (3) **“Authority”** means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.
  - (4) **“Authority Board”** means that phrase as defined in section 4.1.
  - (5) **“Authorizing Resolution”** means that phrase as defined in section 9.1(b).
  - (6) **“Bloomfield Township”** means the Charter Township of Bloomfield, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.
  - (7) **“Budget Act”** means the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.
  - (8) **“Business Day”** means a day other than a Saturday, Sunday, or legal holiday observed by the State of Michigan.
  - (9) **“Cash and Cash Equivalents”** means that phrase as defined in section 6.2(c)(1).
  - (10) **“C.J.I.S. Act”** means the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215.
  - (11) **“CLEMIS Authority”** means the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic under section 3.1.
  - (12) **“CLEMIS Main Services Agreement”** or **“CLEMIS MSA”** means the services agreement provided for in section 3.5.
  - (13) **“CLEMIS System”** means the criminal justice information system for courts and law enforcement created by the County, operated and maintained as “CLEMIS” by the County’s Department of Information Technology before February 1, 2026, and transferred to and operated and maintained by the Authority pursuant to this agreement after January 31, 2026.
  - (14) **“Contracts”** means that term as defined in section 6.2(c)(2).
  - (15) **“Copyrights”** means that term as defined in section 6.2(c)(5)(C).

- (16) **“County”** means Oakland County, a Michigan body corporate organized under 1973 PA 139, as amended, MCL 45.551 to 45.573.
- (17) **“County I.T. Services Agreement”** means that phrase as defined in section 6.7(a).
- (18) **“Criminal Justice Agency”** means a court or other Public Agency, or any subunit of the court or Public Agency, that engages in the administration of criminal justice pursuant to a law or executive order and that allocates a substantial part of its annual budget for the administration of criminal justice. Criminal Justice Agency includes a state or federal inspector general office.
- (19) **“Effective Date”** means the effective date of this agreement as provided under section 10.1.
- (20) **“Executive Committee”** means the executive committee of the Authority Board created under section 4.5.
- (21) **“Executive Director”** means the executive director of the Authority provided for under section 4.12.
- (22) **“Initial Participants”** includes the County, Bloomfield Township, and White Lake Township.
- (23) **“Intellectual Property”** means that phrase as defined in section 6.2(c)(3).
- (24) **“Intellectual Property Agreements”** means that phrase as defined in section 6.2(c)(4).
- (25) **“Intellectual Property Assets”** means that phrase as defined in section 6.2(c)(5).
- (26) **“Nonparty Claim”** means that phrase as defined in section 11.2(f)(1).
- (27) **“OMA”** means the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275, as defined in section 4.3.
- (28) **“Operations”** means that term as defined in section 6.2(a)(7).
- (29) **“Participant”** means a party to this agreement other than the Initial Participants.
- (30) **“Participation Agreement”** means an agreement with a Participant in the form provided at exhibit A.
- (31) **“Participation Form”** means that phrase as defined in section 9.1(a).
- (32) **“Patents”** means that term as defined in section 6.2(c)(5)(A).
- (33) **“Person”** means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including a governmental entity.

- (34) **“Proceeding”** means any judicial, administrative, or arbitration action, suit, claim, investigation, or proceeding.
- (35) **“Public Agency”** means a political subdivision of the State of Michigan or of another state of the United States or of Canada, including a state government; a county, city, village, township, charter township, school district, single or multipurpose special district, or single or multipurpose public authority; a provincial government, metropolitan government, borough, or other political subdivision of Canada; an agency of the United States government; or a similar entity of any other state of the United States and of Canada. As used in this section 1.1(a)(35), agency of the United States government includes an Indian tribe recognized by the federal government before 2000 that exercises governmental authority over land within the State of Michigan.
- (36) **“Representative”** means that term as defined in section 11.2(f)(2).
- (37) **“Tangible Personal Property”** means that phrase as defined in section 6.2(a)(6).
- (38) **“Trademarks”** means that term as defined in section 6.2(c)(5)(B).
- (39) **“Trade Secrets”** means that phrase as defined in section 6.2(c)(5)(G).
- (40) **“Transfer Agreement”** means that phrase as defined in section 6.2(a).
- (41) **“Transfer Date”** means that phrase as defined in section 6.2(a).
- (42) **“Transferred Assets”** means that phrase as defined in section 6.2(a)(7).
- (43) **“White Lake Township”** means the Charter Township of White Lake, a Michigan body corporate organized under The Charter Township Act, 1947 PA 359, as amended, MCL 42.1 to 42.34.

## ARTICLE 2 PURPOSE

### 2.1 **Purpose of Agreement**

The purpose of this agreement is to create and empower a public body corporate and politic to implement the powers, privileges, and authorities of each of the parties with respect to the subject matter of this agreement, including the operation of a public safety management information system for court and law enforcement purposes.

### 2.2 **Method for Exercise of Power**

The Authority will exercise power under this agreement as provided in this agreement.

### 2.3 **Management and Direction**

The Executive Committee has the responsibility, authority, and right to manage and direct on behalf of the public the functions or services performed or exercised under this agreement to the extent provided in this agreement.

## ARTICLE 3 CREATION OF AUTHORITY

### 3.1 **Creation of CLEMIS Authority**

The Courts and Law Enforcement Management Information System (CLEMIS) Authority is hereby created as a separate legal entity for the purpose of exercising the powers, privileges, and authorities under this agreement and applicable law, including executing the provisions of this agreement. The Authority is a public body corporate and politic. The Authority may use the name "CLEMIS Authority".

### 3.2 **Principal Office**

The principal office of the Authority will be at a location determined by the Executive Committee.

### 3.3 **Title to Authority Assets**

Unless otherwise expressly provided in this agreement, all property of the Authority is owned by the Authority as a separate legal entity and public body corporate and politic, and no party has any ownership interest in property of the Authority.

### 3.4 **Tax-Exempt Status**

- (a) The Authority must not be operated for profit.
- (b) No part of any earnings of the Authority may inure to the benefit of a Person other than the Initial Participants or the Participants.
- (c) The parties intend that the activities of the Authority are tax exempt as governmental functions carried out by an instrumentality or political subdivision of government under section 115 of the Internal Revenue Code of 1986, as amended, 26 USC 115, or any corresponding provisions of any future federal tax code.
- (d) The parties also intend that the activities of the Authority are governmental functions carried out by a political subdivision of the State of Michigan, exempt to the extent provided under Michigan law from taxation, including all of the following:
  - (1) income taxes under the City Income Tax Act, 1964 PA 284, as amended, MCL 141.501 to 141.787;
  - (2) sales taxes under the General Sales Tax Act, 1933 PA 167, as amended, MCL 205.51 to 205.78;
  - (3) use taxes under the Use Tax Act, 1937 PA 94, as amended, MCL 205.91 to 205.111;

- (4) income taxes under the Income Tax Act of 1967, 1967 PA 281, as amended, MCL 206.1 to 206.847; and
- (5) property taxes under The General Property Tax Act, 1893 PA 206, as amended, MCL 211.1 to 211.155.

### 3.5 **CLEMIS Main Services Agreement**

After January 31, 2026, each party also must be a party to a CLEMIS Main Services Agreement (“**CLEMIS MSA**”) between the party and the Authority relating to the use of the CLEMIS System by that party. The Authority may enter into a CLEMIS MSA with a Public Agency that is not an Initial Participant or a Participant.

### 3.6 **Statements of Fact**

- (a) Each party states that it has taken all action and secured all approvals required to permit the party to enter into this agreement.
- (b) Each party states that the individual signing this agreement on behalf of the party has the legal authority to sign this agreement and to bind the party to the terms of this agreement.
- (c) The verb used to introduce a statement of fact in this agreement is not intended to affect the remedies available for inaccuracy of that statement of fact.

## ARTICLE 4 GOVERNANCE

### 4.1 **Authority Board**

- (a) A board is created for the Authority (the “**Authority Board**”) as required by section 7(1) of Act 7, MCL 124.507(1). The Authority Board includes all of the following members:
  - (1) one member appointed by the governing body of the County;
  - (2) one member appointed by the governing body of Bloomfield Township;
  - (3) one member appointed by the governing body of White Lake Township;
  - (4) one member appointed by the governing body of each Participant;
  - (5) one member appointed by the county executive of the County (the “**County Executive**”) who is an employee or officer of the County;
  - (6) one member appointed by the County Executive who is an employee or officer of the Office of the Oakland County Sheriff; and
  - (7) 15 other members appointed by the County Executive.
- (b) All of the following apply to a member of the Authority Board appointed under section 4.1(a):

- (1) each member must be appointed for a term of four years unless the member is being appointed to fill a vacancy caused for a reason other than the expiration of a term;
  - (2) a member may be removed from the Authority Board at the will of the appointing authority for the member;
  - (3) a vacancy caused for a reason other than the expiration of a term must be filled by the appointing authority for the vacating member for the remainder of the vacating member's unexpired term; and
  - (4) a member may continue to serve after the expiration of the member's term until a successor is appointed and qualified.
- (c) Before entering upon the duties as a member of the Authority Board, each member of the Authority Board must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.
- (d) An appointing authority under section 4.1(a) shall notify the Executive Committee of any appointments made under section 4.1(a).

#### 4.2 **Authority Board Powers**

The Authority Board shall review the annual audit of the Authority, may evaluate the performance of the Authority, and shall, if required by law, review acts of the Executive Committee. The Authority Board may advise the Executive Committee on all matters relating to the Authority, including the Authority's budget and amendments to this agreement.

#### 4.3 **Authority Board Meetings**

The County Executive shall convene the initial meeting of the Authority Board. The Authority Board shall hold at least one annual meeting at the place, date, and time determined by the Authority Board. Meetings of the Authority Board must comply with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275 (the "**OMA**"). Public notice of the time, date, and place of Authority Board meetings must be provided in the manner required by the OMA.

#### 4.4 **Authority Board Quorum and Voting**

A majority of the members of the Authority Board then in office will constitute a quorum for the transaction of Authority Board business. The Authority Board shall act by a majority vote of the members appointed and serving at the time of the vote. Members of the Authority Board shall not engage in proxy voting.

#### 4.5 **Executive Committee**

- (a) An executive committee of the Authority Board (the "**Executive Committee**") is hereby created.

- (b) The Executive Committee consists of the following nine members of the Authority Board:
  - (1) the member of the Authority Board appointed by the County Executive under section 4.1(a)(5); and
  - (2) eight members appointed by the County Executive, including all of the following:
    - (A) two members of the Authority Board representing cities, townships, or villages;
    - (B) one member of the Authority Board representing counties; and
    - (C) five members of the Authority Board representing other Public Agencies.
- (c) The initial terms of office of the members of the Executive Committee appointed under section 4.5(b)(2) will be as follows:
  - (1) two members appointed for a term of four years;
  - (2) two members appointed for a term of three years;
  - (3) two members appointed for a term of two years; and
  - (4) two members appointed for a term of one year.
- (d) After the initial terms under section 4.5(b)(2), subsequent appointments of members of the Executive Committee appointed under section 4.5(b)(2) will be for terms of four years. The County Executive shall fill a vacancy on the Executive Committee caused other than by expiration of a term in the same manner as the original appointment under section 4.5(b)(2) for the balance of the unexpired term.
- (e) A member of the Executive Committee may continue to serve after the expiration of the member's term until a successor is appointed and qualified.
- (f) To serve as a member of the Executive Committee, a person must be a member of the Authority Board.
- (g) Before entering upon the duties as a member of the Executive Committee, each member of the Executive Committee must take and subscribe to the oath of office required by section 1 of article 11 of the Michigan Constitution of 1963. A copy of each oath of office must be filed with the clerk of the County.

#### 4.6 **Executive Committee Powers**

Except as otherwise provided in section 4.2, the Executive Committee shall exercise the powers of the Authority. The Executive Committee shall appoint the Executive Director of the Authority. The Executive Committee has the power to manage and direct on behalf of the public the functions or services performed under this agreement. The Executive

Committee is responsible for compliance by the Authority with rules and procedures applicable to the Authority under the C.J.I.S. Act.

#### 4.7 **Executive Committee Meetings**

The member of the Executive Committee described in section 4.5(b)(1) shall convene the initial meeting of the Executive Committee and shall serve as chairperson of the Executive Committee. The Executive Committee shall meet regularly at the place, date, and time as the Executive Committee determines, but not less than quarterly. Meetings of the Executive Committee must comply with the OMA. Public notice of the time, date, and place of Executive Committee meetings must be given in the manner required by the OMA.

#### 4.8 **Executive Committee Quorum and Voting**

A majority of the members of the Executive Committee then in office constitutes a quorum for the transaction of business. The Executive Committee shall act by a majority vote of its members. Members of the Executive Committee shall not engage in proxy voting.

#### 4.9 **Bylaws**

The Executive Committee may adopt bylaws consistent with this agreement and applicable law governing the activities of the Executive Committee.

#### 4.10 **Committees**

- (a) The Executive Committee shall establish a Finance Committee as an advisory body consisting of members of the Authority Board to advise the Executive Committee not less than once per year on fees and other charges sufficient to pay the expenses of the CLEMIS System and the Authority.
- (b) The Executive Committee may establish other committees consisting of members of the Authority Board to advise the Executive Committee on matters relating to the Authority and this agreement.

#### 4.11 **Advisory Groups**

The Executive Committee may establish advisory groups consisting of individuals representing parties to this agreement and persons or entities to which the Authority provides services to advise the Executive Committee on matters relating to the Authority, including a user advisory group.

#### 4.12 **Executive Director**

The Executive Committee shall appoint the chief executive officer of the Authority (the “**Executive Director**”). The Executive Director shall administer all programs, funds, personnel, contracts, and all other administrative functions of the Authority, subject to oversight of the Executive Committee. The Executive Director shall receive compensation as determined by the Executive Committee. All terms and conditions of the Executive Director’s employment, including length of service, must be specified in a written contract between the Executive Director and the Authority. The Executive Director will serve at the pleasure of the Executive Committee, and the Executive Committee may remove or

discharge the Executive Director by a vote of at least a majority of the members of the Executive Committee.

#### 4.13 **Fiduciary Duty**

The members of the Authority Board, the Executive Committee, and the Executive Director are under a fiduciary duty to conduct the activities and affairs of the Authority in the best interests of the Authority, including the safekeeping and use of all Authority money and other Authority assets for the benefit of the Authority. The members of the Authority Board, the Executive Committee, and the Executive Director shall discharge this duty in good faith, with the care an ordinarily prudent individual in a like position would exercise under similar circumstances.

#### 4.14 **Compensation**

The members of the Authority Board and the Executive Committee will receive no compensation for the performance of their duties. A member of the Authority Board or the Executive Committee may engage in private or public employment, or in a profession or business. Members of the Authority Board and the Executive Committee may be reimbursed by the Authority for expenses incurred (such as travel and meals) relating to the performance of official duties of the Authority.

#### 4.15 **Ethics and Conflicts of Interest**

The Executive Committee shall adopt ethics policies governing the conduct of Authority Board members, the Executive Committee, and the officers and employees of the Authority. The policies must be no less stringent than those provided for public officers and employees under 1973 PA 196, as amended, MCL 15.341 to 15.348. Members of the Authority Board, the Executive Committee, and the officers and employees of the Authority will be deemed to be public servants under 1968 PA 317, as amended, MCL 15.321 to 15.330, and are subject to any other applicable laws with respect to conflicts of interest. The Executive Committee shall establish policies and procedures requiring disclosure of relationships that may give rise to conflicts of interest.

#### 4.16 **Fees and Charges**

The Executive Committee shall establish fees and other charges sufficient with other resources to pay the expenses of the CLEMIS System and the Authority. When establishing fees and other charges, the Executive Committee shall consider any recommendation from the Finance Committee required by section 4.10(a).

### ARTICLE 5 POWERS OF AUTHORITY

#### 5.1 **General Powers**

- (a) In carrying out its purposes and otherwise executing this agreement, the Authority may perform, or perform with any Person, as applicable, any power, privilege, or authority that the parties share in common and that each might exercise separately

to the fullest extent permitted by Act 7 and other applicable law. The enumeration of a power in this agreement is not a limitation upon the powers of the Authority.

- (b) Among other things, the Authority may do all of the following:
  - (1) make or enter into contracts;
  - (2) employ agencies or employees;
  - (3) acquire, construct, manage, maintain, or operate buildings, works, or improvements;
  - (4) acquire, own, hold, operate, maintain, lease, or sell real or personal property and dispose of, divide, or distribute any property;
  - (5) incur debts, liabilities, or obligations that, except as expressly authorized by the parties, do not constitute the debts, liabilities, or obligations of any of the parties;
  - (6) cooperate with a Public Agency or an agency or instrumentality of the Public Agency;
  - (7) make loans from the proceeds of gifts, grants, assistance funds, or bequests in order to further its purposes;
  - (8) form other entities necessary to further the purposes of this agreement; and
  - (9) sue and be sued in the name of the Authority.
- (c) The Authority may not bind a party to this agreement, unless otherwise agreed to by the party.
- (d) The Authority may not levy a tax.

## 5.2 Additional Powers

- (a) The Authority also may do all of the following:
  - (1) employ, engage, compensate, transfer, or discharge necessary personnel, subject to the provisions of applicable law;
  - (2) fix and collect charges, rates, rents, fees, loan repayments, loan interest rates, or other charges on loans;
  - (3) promulgate necessary rules and provide for their enforcement by or with the assistance of the parties to accomplish the purposes of this agreement;
  - (4) accept gifts, grants, assistance funds, or bequests and use the same for the purposes of this agreement;
  - (5) apply for and accept grants, loans, or contributions from any source and secure grants, loans, or other contributions;
  - (6) make claims for federal or state aid payable to a party on account of the execution of this agreement, with the consent of the party;

- (7) determine the manner of responding for any liabilities that might be incurred through performance of the Agreement and insure against any such liability;
  - (8) adjudicate disputes or disagreements, the effects of failure of the parties to pay their shares of the costs and expenses agreed to by the parties, and the rights of the other parties in such cases;
  - (9) engage auditors to perform independent audits of the financial statements of the Authority;
  - (10) invest surplus funds or proceeds of grants, gifts, or bequests and adopt an investment policy in connection therewith;
  - (11) employ legal, financial, and technical experts, other officers, agents, or employees, and accept voluntary provision of such services and functions from donor individuals and entities;
  - (12) study, develop, and prepare reports or plans the Authority considers necessary to further the purposes of this agreement and to monitor and evaluate performance under this agreement; and
  - (13) indemnify, as permitted by law, and procure insurance indemnifying any members of the Authority Board, Executive Committee, or officers or employees of the Authority from personal loss or accountability from liability asserted by any Person for any acts or omissions of the Authority.
- (b) The Authority may enter into agreements, contracts, or arrangements with a Public Agency or other Person necessary or appropriate to assist the Authority in carrying out its duties and functions.
  - (c) The Authority may accept gifts, grants, bequests, and other donations for use in performing the Authority's functions. Money or property accepted must be used as directed by the donor in accordance with applicable law, rules, and procedures. The Authority may receive local, state, and federal funds to accomplish its purposes.
  - (d) The Authority may form and own other legal entities to further the purposes of this agreement. The Authority may cooperate with a Public Agency, an instrumentality of that Public Agency, or other legal or administrative entities created under Act 7.

### 5.3 **Bonds or Notes; Limitation**

- (a) The Authority shall not issue any type of bond in its own name, except as provided in this section 5.3, or in any way indebted a party except as expressly authorized by that party.
- (b) The Authority may borrow money and issue bonds or notes in its name for local public improvements or for economic development purposes, but the Authority must not borrow money or issue bonds or notes for an amount that, together with the total outstanding bonded indebtedness of the Authority, exceeds 2 mills of the taxable value of the taxable property within the geographic areas of the parties as

determined under section 27a of The General Property Tax Act, as amended, 1893 PA 206, MCL 211.27a, unless otherwise authorized by Act 7.

- (c) Bonds or notes issued by the Authority are the debt of the Authority and not of the parties.
- (d) Bonds or notes issued by the Authority are for an essential public and governmental purpose. Pursuant to section 7(7) of Act 7, MCL 124.507(7), bonds or notes, together with the interest on the bonds or notes and income from the bonds or notes, are exempt from all taxes.
- (e) Bonds or notes issued by the Authority are subject to the Revised Municipal Finance Act, 2001 PA 34, as amended, MCL 141.2101 to 141.2821.

#### 5.4 **Criminal Justice Agency**

- (a) The Authority may exercise the powers, privileges, and authorities of a Criminal Justice Agency. The Authority is hereby designated to perform criminal justice functions and authorized to perform the administration of criminal justice.
- (b) The Authority shall comply with applicable state and federal laws relating to criminal justice information, including the C.J.I.S. Policy Act, 1974 PA 163, as amended, MCL 28.211 to 28.215 (the “**C.J.I.S. Act**”), and applicable provisions of the state administrative rules promulgated pursuant to the C.J.I.S. Act.
- (c) To the extent permitted by applicable law, the Authority may obtain an originating agency identifier (ORI) assignment from the Criminal Justice Information Services Division of the Federal Bureau of Investigation.

#### 5.5 **Limitation on Political Activity**

The Authority shall not spend any public funds on political activities. This section 5.5 is not intended to prohibit the Authority from engaging in activities permitted under the Michigan Campaign Finance Act, 1976 PA 388, as amended, MCL 169.201 to 169.282.

#### 5.6 **Name of Authority and System**

The Executive Committee may change the name of the Authority and the name used for the CLEMIS System. The Executive Committee shall notify each party to this agreement of a name change under this section 5.6. A name change under this section 5.6 is effective upon a date provided by the Executive Committee after notice required by this section is provided.

### ARTICLE 6 CONTRIBUTIONS BY COUNTY

#### 6.1 **Startup Advance**

Not less than 10 Business Days after the Effective Date, the County shall transfer to the Authority \$250,000.00 for the initial startup costs of the Authority.

## 6.2 Transfer of CLEMIS System Assets to Authority

- (a) Subject to section 6.2(b), effective February 1, 2026 (the “**Transfer Date**”), the County shall transfer to the Authority all of the following both owned by the County and relating to the CLEMIS System, as provided in a transfer agreement between the County and the Authority entered into before the Transfer Date (the “**Transfer Agreement**”):
- (1) Cash and Cash Equivalents, including money relating to the CLEMIS System in County internal fund numbers FND53500 (CLEMIS) and FND53100 (Fire Records Management);
  - (2) accounts or notes receivable owned by the County, and any security, claim, remedy, or other right related to each such account or note receivable;
  - (3) inventory, finished goods, raw materials, work in progress, packaging, supplies, parts, and other inventories (including consumables);
  - (4) Contracts;
  - (5) Intellectual Property Assets;
  - (6) furniture, fixtures, equipment, machinery, tools, vehicles, office equipment, supplies, computers, telephones, and other tangible personal property (the “**Tangible Personal Property**”);
  - (7) any permits or licenses issued by a governmental authority held by the County and required for the conduct of the operations of the CLEMIS System (the “**Operations**”) or for the ownership and use of the assets transferred under the Transfer Agreement (“**Transferred Assets**”);
  - (8) any rights to any actions of any nature available to or being pursued by the County to the extent related to the Operations, the Transferred Assets, or liabilities assumed by the Authority under the Transfer Agreement (the “**Assumed Liabilities**”), whether arising by way of counterclaim or otherwise;
  - (9) any prepaid expenses, credits, advance payments, claims, security, refunds, rights of recovery, rights of set-off, rights of recoupment, deposits, charges, and fees;
  - (10) any of the County’s rights under warranties, indemnities, and all similar rights against other Persons to the extent related to any assets transferred under the Transfer Agreement;
  - (11) any insurance benefits, including rights and proceeds, arising from or relating to the Operations, the Transferred Assets, or the Assumed Liabilities;
  - (12) copies of any records, including books of account, ledgers, and general, financial, and accounting records, CLEMIS System user lists, user purchase

histories, user agreements, supplier lists, quality control records and procedures, user complaints and inquiry files, research and development files, records and data, strategic plans, internal financial statements, marketing and promotional surveys, material and research, and files relating to the Intellectual Property Assets and the Intellectual Property Agreements; and

- (13) the goodwill and the going concern value of the Operations.
- (b) The Transfer Agreement may designate assets retained by the County and not transferred to the Authority.
- (c) For purposes of this section 6.2, the following definitions apply:
  - (1) **“Cash and Cash Equivalents”** means any cash and cash equivalents (including commercial paper, certificates of deposit, and other bank deposits, treasury bills, short-term investments, and all other marketable securities), investment accounts, and other similar cash items, less uncleared checks, wires, automated clearinghouse (ACH) settlements, and drafts.
  - (2) **“Contracts”** means any contracts, licenses, instruments, notes, commitments, undertakings, joint ventures, donation agreements, and any other agreements, commitments, and legally binding arrangements, whether written or oral, including any legally binding amendments to the preceding.
  - (3) **“Intellectual Property”** means Intellectual Property both owned by the County and used or held for use in the conduct of the operations of the CLEMIS System as currently conducted or proposed to be conducted, and all (A) royalties, fees, income, payments, and other proceeds now or later due or payable to the County relating to the Intellectual Property, and (B) claims and causes of action relating to the Intellectual Property, whether accruing before, on, or after the Transfer Date, including any rights to and claims for damages, restitution, and injunctive and other legal or equitable relief for past, present, or future infringement, misappropriation, or other violation of applicable law.
  - (4) **“Intellectual Property Agreements”** means any license, sublicense, consent to use agreement, settlement, coexistence agreement, covenant not to sue, waiver, release, permission, or other agreement, written or oral, relating to Intellectual Property that is used or held for use in the conduct of the Operations as currently conducted or proposed to be conducted to which the County is a party, beneficiary, or otherwise bound.
  - (5) **“Intellectual Property Assets”** means any rights in, arising out of, or associated with any of the following in any jurisdiction:

- (A) issued patents and patent applications (whether provisional or non-provisional), including divisional, continuations, continuations-in-part, substitutions, reissues, reexaminations, extensions, or restorations of any of the preceding and other government issued indicia of invention ownership (including certificates of invention, petty patents, and patent utility models) (“**Patents**”);
- (B) trademarks, service marks, brands, certification marks, logos, trade dress, trade names, and other similar indicia of source or origin, and the goodwill connected with the use of and symbolized by, and all registrations, applications for registration, and renewals of, any of the foregoing (“**Trademarks**”);
- (C) copyrights and works of authorship, whether or not copyrightable, and all registrations, applications for registration, and renewals of any of the preceding (“**Copyrights**”);
- (D) internet domain names (including “clemis.org”) and social media accounts or user names (including handles), whether or not Trademarks, any associated web addresses, URLs, websites and web pages, social media sites, and pages, and any content and data on or relating to the websites and web pages, social media sites, and pages, whether or not Copyrights;
- (E) mask works, and any registrations, applications for registration, and renewals of the registrations or applications for registration;
- (F) industrial designs, and all Patents, registrations, applications for registration, and renewals;
- (G) trade secrets, know-how, inventions (whether or not patentable), discoveries, improvements, Technology, business and technical information, databases, data compilations and collections, tools, methods, processes, techniques, and other confidential and proprietary information and any related rights (“**Trade Secrets**”);
- (H) computer programs, operating systems, applications, firmware, and other code, including all source code, object code, application programming interfaces, data files, databases, protocols, specifications, and other related documentation;
- (I) rights of publicity; and
- (J) any other intellectual or industrial property and proprietary rights.

### 6.3 Other Assets

On the Transfer Date, in addition to other assets transferred by the County to the Authority, the County shall transfer \$9,750,000.00 to the Authority.

#### 6.4 **Liabilities and Contingencies**

On the Transfer Date, the County shall transfer to the Authority and the Authority shall assume the liabilities and contingencies of the County relating to the CLEMIS System as detailed in the Transfer Agreement.

#### 6.5 **County Property and Facilities**

Beginning on the Transfer Date, and continuing through September 30, 2027, the County shall provide the Authority with the use of County facilities and property needed for the operation of the CLEMIS System by the Authority as provided in the Transfer Agreement, including a separately executed lease agreement. The Authority may enter into agreements with the County for the use of County property and facilities effective after September 30, 2027.

#### 6.6 **County Telecommunications and Network Equipment and Services**

Beginning on the Transfer Date and continuing through September 30, 2027, the County shall provide the Authority with the use of the County telecommunications and network equipment and services as provided in the Transfer Agreement. The Authority may enter into agreements with the County for the use of County telecommunications and network equipment effective after September 30, 2027.

#### 6.7 **County I.T. Services Agreements**

- (a) By October 3, 2025, the County shall notify each Public Agency that is a party to an agreement for information technology services with the County providing the Public Agency with access to the CLEMIS System (each a “**County I.T. Services Agreement**”) of the cancellation of the County I.T. Services Agreement by the County effective February 1, 2026.
- (b) When providing notice to a Public Agency under section 6.7(a), the County shall provide the Public Agency with information provided by the Authority regarding the transfers provided under this agreement and instructions on how the Public Agency may enter into an agreement with the CLEMIS Authority for continued access to the CLEMIS System after January 31, 2026.
- (c) If the County enters into a County I.T. Services Agreement after the Effective Date, the County I.T. Services Agreement must provide for the termination of the County I.T. Services Agreement effective February 1, 2026.
- (d) The County and the Authority may enter into agreements and execute other documents necessary to effectuate this section 6.7.

#### 6.8 **Other Revenue**

After January 31, 2026, the County shall transfer to the Authority money paid to the County and attributable to the CLEMIS System. A transfer under this section 6.8 must be paid to the Authority within 15 Business Days after the end of the month in which money is paid to the County.

## 6.9 **Nonparty Consents**

To the extent that the County's rights under any agreement or permit that is a Transferred Asset under the Transfer Agreement, or any other Transferred Asset under the Transfer Agreement, may not be assigned to the Authority without the consent of another Person, and the consent has not been obtained as of the Transfer Date, it is the intent of the parties that this Agreement not be construed to assign the Transferred Asset to the Authority if the attempted assignment would constitute a breach of the agreement or permit or be unlawful, and the County shall use reasonable efforts to obtain any required consent as promptly as possible. If any consent is not obtained or if any attempted assignment would be ineffective or would impair the Authority's rights under the Transferred Asset in question, so that the Authority would not effectively acquire the benefit of the rights relating to the Transferred Asset, the County, to the extent permitted by applicable law and the Transferred Asset, shall act after the Transfer Date as the Authority's agent to obtain for the Authority the benefits under the Transferred Asset and shall cooperate to the extent permitted by applicable law and the Transferred Asset in any other reasonable arrangement designed to provide the benefits to the Authority.

## ARTICLE 7 EMPLOYEES

### 7.1 **Employer of Personnel**

- (a) The Authority must function as the employer of any employees of the Authority and has the responsibility, authority, and right to manage and direct the employees of the Authority.
- (b) No employment relationship exists between the Authority and an employee of an Initial Participant or a Participant.

### 7.2 **Transfer of County Employees**

- (a) On the Transfer Date, the County shall transfer to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Upon transfer to the Authority, the employees transferred under this section 7.2(a) will each be an employee of the Authority and not employees of the County.
- (b) On the Transfer Date, the County shall detail (as provided in this section 7.2(b)) to the Authority each employee of the County indicated in the Transfer Agreement that remains an employee of the County on January 31, 2026. Employees of the County detailed to the Authority under this section 7.2(b) are not employees of the Authority and remain employees of the County. Employees described in this section 7.2(b) will continue within the County's merit system (as applicable to any County merit system employee), and the County's compensation and benefit system, including wages, retirement benefits, seniority, medical leave, vacation, healthcare, and other benefits, with those costs paid by the Authority while the employee is detailed to the Authority. Employees detailed under this section 7.2(b) are subject to direction and

supervision in the performance of tasks by the Authority, but the County will function as the employer of the employees detailed under this section 7.2(b) and will otherwise have the responsibility, authority, and right to manage and direct the employees. The Authority and the County may enter into agreements relating to the detail of employees under this section 7.2(b).

## ARTICLE 8 RECORDS AND FINANCES

### 8.1 **Authority Records**

- (a) The Authority shall keep and maintain at the principal office of the Authority all documents and records of the Authority.
- (b) The records of the Authority must include a copy of this agreement, each Participation Agreement, any amendments to this agreement, and any amended and restated agreement.
- (c) The Authority shall make the records of the Authority available to the parties.
- (d) The records and documents of the Authority must be maintained until termination of this agreement. Upon termination of this agreement, the records and documents of the Authority must be transmitted to the County.

### 8.2 **Freedom of Information Act**

The Authority shall comply with the Freedom of Information Act, 1976 PA 442, as amended, MCL 15.231 to 15.246.

### 8.3 **Uniform Budgeting and Accounting Act**

- (a) The Authority shall be subject to and comply with the Uniform Budgeting and Accounting Act, 1968 PA 2, as amended, MCL 141.421 to 141.440a.
- (b) Unless otherwise designated by the Executive Committee, the Executive Director shall serve as the chief administrative officer of the Authority for purposes of the Budget Act.
- (c) The Executive Committee shall prepare all budgets and budget amendments and the Executive Committee shall approve all budgets and budget amendments for the Authority for each fiscal year of the Authority.

### 8.4 **Financial Statements and Reports**

- (a) The Authority shall prepare, or cause to be prepared, at the Authority's expense, audited financial statements (balance sheet, statement of revenue and expenses, statement of cash flows, and changes in fund balance) on an annual basis.
- (b) The audited financial statements must be prepared in accordance with generally accepted accounting principles and accompanied by a written opinion of an independent certified public accounting firm.

- (c) A copy of the annual financial statement and report must be filed with the Michigan Department of Treasury and the Authority shall make a copy available to the Authority Board, the Executive Committee, and each of the parties.

#### 8.5 **Deposits and Investments**

The Authority shall deposit and invest money of the Authority not otherwise employed in carrying out the purposes of the Authority in accordance with an investment policy adopted by the Executive Committee that is consistent with applicable law.

#### 8.6 **Disbursements**

Disbursements of money of the Authority must be in accordance with the budget for the Authority adopted by the Executive Committee, consistent with any guidelines or disbursement policies established by the Executive Committee, and in accordance with applicable law.

#### 8.7 **Audits**

- (a) The Executive Committee may establish a dedicated audit committee for the purpose of overseeing the accounting and financial reporting processes of the Authority and audits of its financial statements and making recommendations to the Authority Board on approval of the annual audit.
- (b) If an audit committee is established, the Executive Committee shall establish specific duties and obligations for the audit committee and standards and qualifications for membership of that committee.
- (c) The Executive Committee may require at least one member of an audit committee to be specifically knowledgeable about financial reports.

### ARTICLE 9 ADMISSION OF PARTICIPANTS

#### 9.1 **Admission Procedure**

- (a) After the Effective Date, a Public Agency may become a Participant by submitting to the Authority a participation agreement signed by the Public Agency in the form included at exhibit A (a “**Participation Form**”) in a manner consistent with this section 9.1 and any procedures adopted by the Executive Committee.
- (b) A Participation Form must be accompanied by a resolution of the governing body of the Public Agency in substantially the form provided at exhibit B (the “**Authorizing Resolution**”).
- (c) A Participation Form also must be accompanied by a CLEMIS MSA signed by the Public Agency.
- (d) The Executive Director may approve or deny a request from a Public Agency to become a Participant. If the Executive Director approves the request from the Public Agency, the Executive Director shall sign the Participation Form and the CLEMIS

MSA submitted by the Public Agency and transmit a signed copy of the Participation Form and the CLEMIS MSA to the Public Agency.

- (e) A Public Agency approved under section 9.1(d) shall do both of the following:
  - (1) File a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the county clerk of each county in which the Public Agency is located; and
  - (2) Notify the Authority of the Public Agency's compliance with section 9.1(e)(1).
- (f) After notification under section 9.1(e)(2), the Authority shall file a copy of (A) the Participation Form signed by the Public Agency and the Authority, (B) a copy of the Authorizing Resolution for the Public Agency, and (C) this agreement with the clerk of the County.
- (g) If the Executive Director does not approve a request from a Public Agency under this section 9.1, the Public Agency is not a Participant.

## 9.2 Admission Date

The effective date of admission of a Participant is the day on which sections 9.1(e) and 9.1(f) are complied with for the Participant.

## 9.3 Admission not an Amendment

The admission of an additional Participant is not otherwise an amendment to this agreement.

# ARTICLE 10 TERM, DURATION, WITHDRAWAL, AND TERMINATION

## 10.1 Effective Date

- (a) This agreement is effective beginning on the day (the "**Effective Date**") that all of the following are satisfied:
  - (1) this agreement is approved by the township board of Bloomfield Township;
  - (2) this agreement is approved by the township board of White Lake Township;
  - (3) this agreement is approved by the board of commissioners of the County;
  - (4) this agreement is signed by the supervisor of Bloomfield Township;
  - (5) this agreement is signed by the supervisor of White Lake Township;
  - (6) this agreement is signed by the County Executive;
  - (7) a copy of this agreement is filed with the clerk of the County; and
  - (8) a copy of this agreement is filed with the Secretary of State.

## 10.2 **Term**

- (a) This agreement is effective beginning on the Effective Date and continues for an initial term of 15 years (the “**Initial Term**”).
- (b) After the Initial Term, the agreement is extended in five-year increments unless not extended by joint action of the parties.
- (c) The term of this agreement also ends upon one or more of the following:
  - (1) withdrawal by all parties under sections 10.3 and 10.4;
  - (2) withdrawal by the County under section 10.3;
  - (3) withdrawal by all Initial Participants and Participants under section 10.4; or
  - (4) the Transfer Agreement is not approved and effective before February 1, 2026.

## 10.3 **Withdrawal by County**

The County may withdraw as a party to this agreement upon 18 months’ notice of its withdrawal to the Authority. The Authority by the vote of at least three-fourths of the serving members of the Executive Committee may waive the notice period under this section 10.3.

## 10.4 **Withdrawal by Others**

Initial Participants and Participants other than the County may withdraw from this agreement upon six months’ notice to the Authority. The withdrawal of an Initial Participant or Participant other than the County will not terminate or otherwise affect this agreement as to the remaining parties if the County and at least one additional Initial Participant or Participant remains a party to this agreement.

## 10.5 **Termination or Expiration of CLEMIS MSA**

After January 31, 2026, if an Initial Participant or a Participant terminates the CLEMIS MSA between the Initial Participant or Participant and the Authority or the CLEMIS MSA between the Initial Participant or Participant and the Authority expires, the Initial Participant or the Participant’s status as a party to this agreement expires upon the termination or expiration of the CLEMIS MSA.

## 10.6 **Disposition upon Termination**

- (a) As soon as possible after termination of this agreement, the Authority shall wind up its affairs as follows:
  - (1) all of the Authority’s debts, liabilities, and obligations to its creditors and all expenses incurred in connection with the termination of the Authority and distribution of its assets must be paid first; and
  - (2) title to all property and assets owned by the Authority must be distributed as directed by the Executive Committee, which may include transfer of the property and assets to the County.

## ARTICLE 11 ADDITIONAL PROVISIONS

### 11.1 Legal Compliance

Each party shall comply with the laws and regulations applicable to its activities under this agreement.

### 11.2 Relationship and Responsibilities of Parties

- (a) No party is responsible for the acts of the Authority or of the Representatives of any other party, whether acting separately or in conjunction with the implementation of this agreement. The parties are only bound and obligated under this agreement as expressly agreed by each party under this agreement and no party may otherwise obligate any other party because of this agreement.
- (b) Each party is responsible for any Nonparty Claims brought against that party and for the acts or omissions of its Representatives arising out of this agreement.
- (c) Except as otherwise provided in this agreement, for any dispute arising out of this agreement, each party shall seek its own legal representation and bear the costs of that representation.
- (d) The parties hereby acknowledge that no party is legally authorized to indemnify any other party or the Authority. The parties hereby acknowledge that the Authority is not legally authorized to indemnify any party.
- (e) A party will not be liable to another party or any other Person for any consequential, incidental, indirect, special, or punitive damages arising out of this agreement regardless of whether the party was informed of the possibility of those damages.
- (f) For purposes of this section 11.2, the following definitions apply:
  - (1) **“Nonparty Claim”** means any Proceeding brought by someone other than a party against one or more parties that arises out of this agreement.
  - (2) **“Representative”** means, with respect to a party, any of that party’s officers, employees, agents, consultants, advisors, or other representatives.

### 11.3 Nonparties

Except as expressly provided in this agreement, this agreement does not create for any Person and is not intended to create by implication or otherwise, any direct or indirect obligation, duty, promise, benefit, right to be indemnified (such as contractually, legally, equitably, or by implication), right to be subrogated to any party’s rights in this agreement, or any other right.

### 11.4 Governmental Function

The parties acknowledge that the performance of this agreement is the governmental function of providing criminal justice and public safety services to serve and to provide aid for persons and property.

#### 11.5 **No Waiver of Governmental Immunity**

The parties believe that nothing in this agreement is a waiver by any party of any governmental immunity provided under Act 7 or other law.

#### 11.6 **Non-Assignment**

No party may assign any of its rights or delegate any of its obligations under this agreement without the prior written consent of the other parties.

#### 11.7 **Modification; Waiver**

- (a) No amendment of this agreement will be effective unless it is in writing, approved by the governing body of each party, and signed by an authorized officer of the party.
- (b) Each party hereby consents to the filing by the Authority of an amendment under section 11.7(a) approved by each party to the amendment on behalf of each party to the amendment.
- (c) No waiver under this agreement will be effective unless it is in writing and signed by the party granting the waiver. A waiver granted on one occasion will not operate as a waiver on other occasions.

#### 11.8 **Notice**

- (a) A notice or other communication under this agreement will be effective if it is in writing and received by the party to which it is addressed. It will be deemed to have been received as follows:
  - (1) if a paper copy is delivered by a delivery organization that allows users to track deliveries, upon receipt as stated in the tracking system;
  - (2) if a paper copy is delivered by another means, when the intended recipient or a representative of the intended recipient signs for it; or
  - (3) if it is delivered by email, when the intended recipient acknowledges by notice in accordance with this section 11.8 (but without need for further acknowledgement) having received that message, except that a read receipt or an automatic reply will not constitute acknowledgement of a message for purposes of this section 11.8; and
  - (4) if the intended recipient rejects or otherwise refuses to accept it, or if it cannot be delivered because of a change in address for which no notice was given, then upon that rejection, refusal, or inability to deliver.
- (b) For a notice under this agreement to be valid, it must be addressed using the information below for that party or any other information stated by that party in a notice in accordance with this section 11.8:

|            |                                                                    |
|------------|--------------------------------------------------------------------|
| To County: | Oakland County<br>2100 Pontiac Lake Rd<br>Waterford, MI 48328-2762 |
|------------|--------------------------------------------------------------------|

|                        |                                                                                                       |
|------------------------|-------------------------------------------------------------------------------------------------------|
| To Bloomfield Township | Charter Township of Bloomfield<br>4200 Telegraph Rd<br>Bloomfield Township, MI 48302-2038             |
| To White Lake Township | White Lake Police Department<br>7525 Highland Rd<br>White Lake, MI 48383-2938                         |
| To a Participant:      | To the address provided by the Participant in<br>the Participation Agreement for that<br>Participant. |

- (c) If a notice addressed to a party is received after 5:00 p.m. on a Business Day at the location specified in the address for that party, or on a day that is not a Business Day at the location specified in the address for that party, then the notice will be deemed to have been received at 9:00 a.m. on the next Business Day.

#### 11.9 Severability

The parties acknowledge that if a dispute between the parties arises out of this agreement or the subject matter of this agreement, they would want the court to interpret this agreement as follows:

- (1) with respect to any provision that it holds to be unenforceable, by modifying that provision to the minimum extent necessary to make it enforceable or, if that modification is not permitted by law, by disregarding that provision;
- (2) if an unenforceable provision is modified or disregarded in accordance with this section 11.9, by holding that the rest of the contract will remain in effect as written;
- (3) by holding that any unenforceable provision will remain as written in any circumstances other than those in which the provision is held to be unenforceable; and
- (4) if modifying or disregarding the unenforceable provision would result in failure of an essential purpose of this agreement, by holding the entire contract unenforceable.

#### 11.10 Electronic Signatures

- (a) If a Participation Agreement is an Electronically Signed Document, all of the following apply:
- (1) the Authority states that the intention of the individual signing on behalf of the Authority on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;

- (2) each Participant states that the intention of the individual signing on behalf of the Participant on the Electronically Signed Document is to attribute the individual's signature to the Electronically Signed Document, and that the Electronic Signature on the Electronically Signed Document is the signer's signature to the Electronically Signed Document;
  - (3) the parties acknowledge that the Electronic Signatures on all Electronically Signed Documents are legally binding; and
  - (4) each party hereby waives all rights to repudiate the authenticity or validity of an Electronic Signature on an Electronically Signed Document to the extent the repudiation is based in whole or in part on the fact that the signature is not in an original handwritten form using physical ink and paper.
- (b) The Electronic Signatures in Global and National Commerce Act of 2000 (E-SIGN), as amended, 15 USC 7001 to 7031, or the Uniform Electronic Transactions Act, 2000 PA 305, as amended, MCL 450.831 to 450.849, or both, as applicable, govern an Electronic Signature on this agreement or a Participation Agreement for a Participant. The Uniform Computer Information Transactions Act (UCITA) does not govern an Electronic Signature on this agreement or a Participation Agreement for a Participant.
- (c) For purposes of this section 11.10, the following definitions apply:
  - (1) **"Electronic Signature"** means any form of signature provided on behalf of a party other than an original handwritten signature, including any type of image created in any manner (whether electronically or otherwise), which image could reasonably be interpreted as an indication of the signer's intent to sign the document.
  - (2) **"Electronically Signed Document"** means any document received by a party in connection with this agreement or a Participation Agreement for a Participant, or the correction or amendment of any such document, to which an Electronic Signature is affixed, attached, or otherwise logically associated.

#### 11.11 **Counterparts**

If the parties sign this agreement in several counterparts, each will be deemed an original, but all counterparts together will constitute one instrument.

#### 11.12 **Governing Law**

Michigan law governs any adversarial Proceeding arising out of this agreement.

#### 11.13 **Jurisdiction and Venue**

Except as otherwise required by law or court rule, as the exclusive means of bringing an adversarial Proceeding to resolve any dispute arising out of this agreement or the subject matter of this agreement, a party may bring the Proceeding in the Southern Division of the

United States District Court for the Eastern District of Michigan, the 6th Circuit Court of the State of Michigan, or the 50th District Court of the State of Michigan.

**11.14 Scope of Agreement; Entire Agreement**

This agreement (including for each Participant the Participation Agreement for that Participant) is the entire understanding between the parties with respect to the subject matter of this agreement and supersedes all other agreements, whether oral or written, between the parties.

**11.15 Date of Agreement**

The date of this agreement will be the date this agreement is signed by the last of the Initial Participants to sign it (as indicated by the date associated with each Initial Participant's signature). If an Initial Participant signs this agreement but fails to date its signature, the date the County receives that Initial Participant's signature will be deemed to be the date that Initial Participant signed this agreement.

Each Initial Participant is signing this agreement on the date stated opposite the Initial Participant's signature.

*[signature pages follow]*

In Process

Date: 10/8/25, 2025

OAKLAND COUNTY

By:   
David T. Woodward  
Chairperson of the County Board of  
Commissioners

Date: 10/7/25, 2025

By:   
David Coulter  
County Executive

In Process

*CLEMIS INTERLOCAL AGREEMENT  
CLEMIS AUTHORITY*

CHARTER TOWNSHIP OF BLOOMFIELD

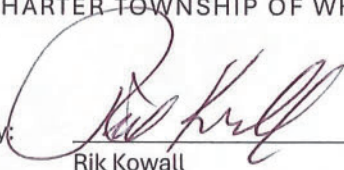
Date: SEPTEMBER 9, 2025

By: *Mike McCready*  
Mike McCready  
Township Supervisor

In Process

CHARTER TOWNSHIP OF WHITE LAKE

Date: 8-21-25, 2025

By: 

Rik Kowall  
Township Supervisor

122486.000003 4897-1642-7050.9

In Process

**EXHIBIT A**  
**FORM FOR PARTICIPATION IN COURTS AND LAW ENFORCEMENT MANAGEMENT**  
**INFORMATION SYSTEM (CLEMIS) INTERLOCAL AGREEMENT**



**PARTICIPATION AGREEMENT**  
**Courts and Law Enforcement Information System (CLEMIS) Authority**

By execution of this Participation Agreement by the Participant and the CLEMIS Authority, the Participant, Oakland County, the Initial Participants, and each other Participant under the CLEMIS Interlocal Agreement enter into an agreement incorporating the interlocal agreement initially between Oakland County, the Charter Township of Bloomfield, and the Charter Township of White Lake creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority by this reference (available at <https://www.clemis.org/forms/>). A reference copy of the CLEMIS Interlocal Agreement must be attached. This agreement also includes the contents of this cover page. Capitalized terms used but not defined in this agreement are as defined in the CLEMIS Interlocal Agreement.

**PARTICIPANT**

**Full Legal Name:**

**Notice Address:**

(choose Delivery Address  
or both Delivery Address  
and Email)

☐

Delivery Address:

☐

Email:

**ATTACHMENTS** *(attach)*

The following attachments are included with this agreement.

**Authorizing Resolution**

☐

An authorizing resolution in substantially the form as provided in exhibit B of the CLEMIS Interlocal Agreement has been adopted by the governing body of the Participant and a copy is attached.

**CLEMIS Main Services Agreement**

☐

An executed copy of the Cover Page for the CLEMIS MSA between the Participant and the CLEMIS Authority is attached.

**SIGNATURES**

Each party is signing this participation agreement on the date stated below that party's signature. The date of this agreement will be the date this agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature).

**Participant:**

[PUBLIC AGENCY NAME]

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**Authority:**

COURTS AND LAW ENFORCEMENT  
MANAGEMENT INFORMATION SYSTEM (CLEMIS)  
AUTHORITY

By: \_\_\_\_\_

Name: \_\_\_\_\_  
Executive Director

Date: \_\_\_\_\_

EXHIBIT B  
FORM FOR RESOLUTION FOR GOVERNING BODY OF PARTICIPANT

**[NAME OF PARTICIPANT]**  
**[Name of Governing Body of Participant]**

RESOLUTION  
Participation in CLEMIS Authority Interlocal Agreement

[Name of Participant] (the “Public Agency”), is a “public agency” as that term is defined under section 2(e) of the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.502(e).

Under section 28 of article 7 of the Michigan Constitution of 1963 and the Urban Cooperation Act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512 (“Act 7”), a public agency may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately.

The Public Agency possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems.

The Public Agency wants to exercise powers, privileges, and authorities jointly with Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies under an interlocal agreement creating the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the “CLEMIS Interlocal Agreement”) and become a participating public agency under and party to the CLEMIS Interlocal Agreement.

The Public Agency also wants to use the services of the CLEMIS System operated by the Courts and Law Enforcement Management Information System (CLEMIS) Authority (the “Authority”) by entering into a services agreement with the Authority.

The [name of governing body] of the Public Agency therefore resolves as follows:

- that the interlocal agreement between Oakland County, the Charter Township of Bloomfield, the Charter Township of White Lake, and other participating public agencies creating the CLEMIS Interlocal Agreement is hereby approved;
- that the Public Agency is hereby authorized to enter into a participation agreement with the Authority to enter into and become a party to the CLEMIS Interlocal Agreement;
- that the Public Agency is hereby authorized to enter into the CLEMIS Main Services Agreement (the “CLEMIS MSA”) between the Public Agency and the Authority;
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to transmit a copy of this resolution to the Authority and execute the participation agreement for the CLEMIS Interlocal Agreement and the CLEMIS MSA on behalf of the Public Agency; and
- that the [designated officer of the Public Agency] of the Public Agency is hereby authorized and directed to file a copy of the participation agreement for the CLEMIS Interlocal Agreement, including the CLEMIS Interlocal Agreement, on behalf of the Public Agency with the clerk of each county in which the Public Agency is located.

**Certification**

I, [Public Agency governing body clerk/secretary name], [secretary/clerk] of the [governing body of Public Agency] (the “Board”) of the [Public Agency Name] (the “Public Agency”), hereby certify all of the following:

- (1) that this resolution of the Board was adopted at a meeting of the Board held on [date];
- (2) that the resolution remains in effect;
- (3) that the meeting was held in compliance with the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275; and
- (4) that the minutes of the meeting were kept and have been or will be made available as required by the Open Meetings Act, 1976 PA 267, as amended, MCL 15.261 to 15.275.

Date: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_  
[Secretary/Clerk]



**September 18, 2025**

**RESOLUTION #2025-5723 \_ 25-32**

Sponsored By: Gwen Markham

**Executive's Office - Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority**

Chair and Members of the Board:

**WHEREAS** the Courts & Law Enforcement Management Information System (CLEMIS) is a multifaceted, regional public safety information system, which provides mission critical technology and vital information to governmental entities at an affordable cost and is operated, maintained, and subsidized by the Oakland County Department of Information Technology; and

**WHEREAS** CLEMIS was created in approximately 1968 to address the inability of criminal justice/public safety agencies to electronically share data in a timely/real time manner; and

**WHEREAS** CLEMIS is used by approximately 250 governmental entities across ten counties in Michigan; and

**WHEREAS** the State of Michigan encourages governmental entities to share services with each other for efficiency and cost savings; and

**WHEREAS** CLEMIS must be modernized to become an independent, self-sustaining operation that continues to provide affordable and accessible solutions to governmental entities; and

**WHEREAS** to accomplish these objectives a separate legal entity must be formed pursuant to State law; and

**WHEREAS** pursuant to the Urban Cooperation Act, Public Act 7 of 1967, MCL 124.501, et seq., and the Interlocal Agreement, attached as Schedule A, Bloomfield Township, Oakland County, and White Lake Township will form a separate legal entity; and

**WHEREAS** the County Executive recommends that the Oakland County Board of Commissioners approve and execute the attached Interlocal Agreement.

**NOW THEREFORE BE IT RESOLVED** that the Oakland County Board of Commissioners approves the attached Interlocal Agreement and directs its Chairperson and requests the County Executive to each execute the attached Interlocal Agreement on behalf of Oakland County and file the executed Interlocal Agreement with the Oakland County Clerk and the Oakland County Clerk shall file the Agreement with the Office of the Great Seal of the Michigan Secretary of State.

**BE IT FURTHER RESOLVED** that the Oakland County employees identified in the attached Schedule B, shall be assigned/detailed to the new separate legal entity and retain full benefits and rights as an Oakland County employee, as long as they remain an Oakland County employee; the full cost of such assignment/detail of personnel to be reimbursed to Oakland County.

**BE IT FURTHER RESOLVED** that the Oakland County employees identified in attached Schedule C

will be transferred to the divisions set forth therein.

**BE IT FURTHER RESOLVED** that those Oakland County positions assigned/detailed to the new separate legal entity, identified in Schedule B, shall be deleted if the position becomes vacant.

**BE IT FURTHER RESOLVED** that Oakland County shall account for the new separate legal entity and any financial transfers to the new separate legal entity in a manner consistent with the accounting and financial reporting standards for state and local governments established by the Government Accounting Standards Board.

**BE IT FURTHER RESOLVED** that ten million dollars (\$10,000,000.00) be transferred from the Strategic Investment Plan Fund Balance (383554) to the new separate legal entity, and the transfer shall be executed pursuant to the attached Interlocal Agreement as approved by this resolution.

Chair, the following Commissioners are sponsoring the foregoing Resolution: **Gwen Markham**.

---



David Woodward, Commissioner

Date: September 18, 2025



David Coulter, Oakland County Executive

Date: September 19, 2025



Lisa Brown, County Clerk / Register of Deeds

Date: September 30, 2025

#### COMMITTEE TRACKING

2025-09-10 Finance - Recommend to Board

2025-09-18 Full Board - Adopt

Motioned by Commissioner Gwen Markham seconded by Commissioner Robert Hoffman to adopt the attached Resolution: Formation of the Courts & Law Enforcement Management Information System (CLEMIS) Authority.

**Yes:** Ann Erickson Gault, Michael Gingell, Marcia Gershenson, Robert Hoffman, Brendan Johnson, Christine Long, Penny Luebs, Gwen Markham, William Miller III, Angela Powell, Robert Smiley, Yolanda Smith Charles, Michael Spisz, Linnie Taylor, Philip Weipert, David Woodward (16)

**No:** Charles Cavell, Kristen Nelson (2)

**Abstain:** None (0)

**Absent:** Karen Joliat (1)

**Passed**

#### ATTACHMENTS

1. CLEMIS Authority Position Schedule B and C

2. Resolution 25-014 CLEMIS Interlocal Agreement
  3. CLEMIS Participation Agreement
  4. 4897-1642-7050.10 - CLEMIS Authority Interlocal Agreement
- 

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

I, Lisa Brown, Clerk of the County of Oakland, do hereby certify that the foregoing resolution is a true and accurate copy of a resolution adopted by the Oakland County Board of Commissioners on September 18, 2025, with the original record thereof now remaining in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court at Pontiac, Michigan on Thursday, September 18, 2025.



*Lisa Brown, Oakland County Clerk / Register of Deeds*

Charter Township of Bloomfield  
Board of Trustees

September 8, 2025  
Page 1

**PRESENT:**

|                            |                              |
|----------------------------|------------------------------|
| Supervisor Mike McCreedy   | Trustee Mark Antakli         |
| Clerk Martin Brook         | Trustee Neal Barnett         |
| Treasurer Michael Schostak | Trustee Christopher Kolinski |
|                            | Trustee Valerie Murray       |

**ABSENT:**

**ITEM 3. Consider Approval of the CLEMIS Authority Formation Interlocal Agreement**

Police Chief James Gallagher presented on the proposed formation of the CLEMIS Authority. Chief Gallagher was accompanied by Bo Chang, Interim Director of CLEMIS.

CLEMIS (Courts and Law Enforcement Management Information System) was originally established in 1968 by Oakland County in collaboration with several local police departments. Bloomfield Township is one of the founding members. CLEMIS serves as a data-sharing platform among law enforcement agencies to support crime-solving efforts and public safety services. The system, however, has not been modernized since its creation.

The agreement was reviewed by our Township attorney. Chief Gallagher requested that Bloomfield Township continue its leadership role in CLEMIS and approve the Interlocal Agreement to move forward in creating the CLEMIS Authority.

MOTION by Barnett and SUPPORT by Murray to APPROVE the CLEMIS Authority Formation Interlocal Agreement with an Amendment to Mail all Notices Pursuant to the Agreement to the Township Police Department and Township Supervisor ([Exhibit 1](#)).

A voice vote was called.

MOTION DECLARED ADOPTED 7-0.

**I, MARTIN C. BROOK, TOWNSHIP CLERK of the Charter Township of Bloomfield, County of Oakland, Michigan, do hereby certify the foregoing is a true and correct copy of a resolution adopted by the Board at its regular meeting held on the 8th day of September 2025.**



**MARTIN C. BROOK**  
**BLOOMFIELD TOWNSHIP CLERK**

**CHARTER TOWNSHIP OF WHITE LAKE  
OAKLAND COUNTY, MICHIGAN**

**RESOLUTION #25-014**

**APPROVE OAKLAND COUNTY CLEMIS INTERLOCAL AGREEMENT**

---

At the regular meeting of the Township Board of the Charter Township of White Lake, County of Oakland, Michigan, held in Township Annex Hall, 7527 Highland Road, in accordance with the Open Meetings Act, Public Act 267 of 1976 as amended, on the 19<sup>th</sup> day of August, 2025, at 6:30 p.m., with those present and absent being:

Present: Rik Kowall, Anthony L. Noble, Mike Roman, Scott Ruggles,  
Andrea C. Voorheis, and Liz Smith.

Absent: Steve Anderson.

The following preamble and resolution were offered by Clerk Noble and seconded by Supervisor Kowall.

**WHEREAS**, the Township Board has considered the Oakland County CLEMIS Interlocal (the "Agreement"), attached as Exhibit A.

**WHEREAS**, the Township has the authority to enter into Interlocal agreements under the Urban Cooperation act of 1967, 1967 (Ex Sess) PA 7, as amended, MCL 124.501 to 124.512. The Township may exercise jointly with any other public agency any power, privilege, or authority that the public agencies share in common and that each might exercise separately. The Township possesses the powers, privileges, and authorities to perform various activities relating to courts and law enforcement management information systems ("CLEMIS").

**WHEREAS**, the Township wants to exercise powers, privileges, and authorities jointly with Oakland County and the Charter Township of Bloomfield under the Agreement creating the CLEMIS Authority as an Initial Participant. The Agreement parties will be expanded at a later date to include other Participants who agree to the terms of the Agreement;

**WHEREAS**, the Authority will be a separate legal entity that will have the authority to enter into contracts, hire employees, accept grants, borrow money and exercise other authority outlined in the Agreement. The Authority is not authorized to levy a tax.

**WHEREAS**, the Agreement transfers the functions of the CLEMIS System from Oakland County to the CLEMIS Authority, with the Township designated as an Authority Board member.

**WHEREAS**, the day to day responsibilities of the CLEMIS System will be overseen by an Executive Board and an Executive Director. The Executive Committee will be comprised of 9 members from the Authority Board who are appointed by the County Executive. The Executive

Committee is required to establish fees and other charges sufficient to pay for the expenses of the CLEMIS System and Authority among other responsibilities outlined in the Agreement;

**WHEREAS**, as part of the transfer of the assets and liabilities of CLEMIS from the County, the Authority shall receive \$250,000 from the County for the initial startup costs of the Authority and the County will transfer \$9,750,000.00 to the Authority on February 1, 2026, as well as the CLEMIS System. The County will also transfer certain employees, which will be outlined in a Transfer Agreement;

**WHEREAS**, the County shall provide the Authority with the use of County facilities, property, and the County telecommunications and network, needed to operate the CLEMIS system through September 30, 2027. The Authority may enter into agreements with the County for use of County property and facilities and network after September 20, 2027;

**WHEREAS**, the Agreement will not be effective until it is approved by both White Lake and Bloomfield Townships, the County Board of Commissioners, is signed by the Township Supervisors and the County Executive and is filed with the County and the Secretary of State.

**WHEREAS**, the Agreement is for an initial term of 15 years, which may be extended in 5 year increments. The Township may withdraw from the Authority upon providing 6 months advance notice. The County may withdraw from the Agreement upon providing 18 months advance notice. If the County withdraws from the Agreement, the Agreement terminates.

**WHEREAS**, the Township Board has determined that it will benefit the Township to enter into the Agreement.

**NOW, THEREFORE**, the Township Board of the Charter Township of White Lake, Oakland County resolves as follows:

1. The Township Board resolves to approve the Agreement, attached as Exhibit A to this Resolution, in substantially the same form as presented.
2. The Township Board authorizes the Township Supervisor to execute the Agreement on behalf of the Township.

A vote on the foregoing resolution was taken and was as follows:

|         |   |
|---------|---|
| AYES:   | 6 |
| NAYS:   | 0 |
| ABSENT: | 1 |

**RESOLUTION DECLARED ADOPTED BY VOICE VOTE.**

**CLERKS CERTIFICATION**

STATE OF MICHIGAN                    )  
                                                  )§§  
COUNTY OF OAKLAND                )

I, Anthony L. Noble, duly qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted at a meeting of the Township Board held on the 19<sup>h</sup> day of August 2025, the original of which resolution is on file in my office

IN WITNESS WHEREOF, I have hereunto affixed my official signature on this 22<sup>nd</sup> day of September, 2025.

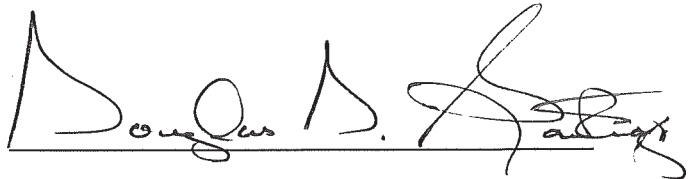
In Progress

  
\_\_\_\_\_  
Anthony L. Noble, Clerk MiPMC  
Charter Township of White Lake

**ACKNOWLEDGMENT**

STATE OF MICHIGAN                    )  
                                                  )§§  
COUNTY OF OAKLAND                )

The foregoing Certified Record was acknowledged before me by Anthony L. Noble, the duly authorized Clerk of White Lake Township, Michigan, on September 22, 2025.

  
\_\_\_\_\_  
Douglas D. Santiago

DOUGLAS D. SANTIAGO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES May 18, 2028  
ACTING IN COUNTY OF

## **Exhibit A**

(Agreement Attached)

**In Process**

# CLEMIS Authority

## Quote: Troy Police

### Troy Police

500 W Big Beaver Rd  
Troy, MI 48084

### Josh Jones

jonesj@troymi.gov

Reference: 20260521-132050692

Department/Organization: Troy Police

Public Agency: City of Troy

Effective Date: October 1, 2026

Quote created: May 21, 2026

Quote expires: July 31, 2026

Quote created by: Lisa Werner

CLEMIS Authority Support

wernerl@clemisauthority.org

+19478136903

In Process

This CLEMIS Order Form ("Order Form") is entered into by the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic (the "Authority"), and the public agency listed above ("Public Agency").

### Comments from the CLEMIS Authority:

**Please review your Products & Services listed below along with the Terms of this quote and confirm that they are complete and accurate.**

This quote is provided for your review while your community's agreement is being approved.

- The Order form with signature lines will be sent to you once that agreement is in place.
- Your membership term begins October 1, 2026, and payment will be due at that time for the period October 2026 through September 2027.
- If anything in this quote needs to be added, removed, or corrected, please contact us before September 1, 2026 so we can get your Order corrected before it is sent for signature.
- You can reach us at [membership@clemisauthority.org](mailto:membership@clemisauthority.org) or (947) 813-6903.

## Products & Services

| Item & Description                                                                                                                                                                                                                                                                                                                   | Quantity | Unit Price         | Total              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------|--------------------|
| CLEMIS Membership Tier 1 16+ FTEs [FY27]<br>Provides membership for government agencies and they share their data. Pricing is per MCOLES FTE (Sworn Officer). License includes CAD, RMS, Crash, Citations, Impounds, Electronic Activity Logs, Evidence & Property, Search, and Talon/LEIN<br><b>Payment starts: October 1, 2026</b> | 107      | \$269.00 / year    | \$28,783.00 / year |
| MDC Agency Wireless [FY27]<br><b>Payment starts: October 1, 2026</b>                                                                                                                                                                                                                                                                 | 42       | \$645.00 / year    | \$27,090.00 / year |
| Dataworks Criminal Livescan-Mugshot 10+Palm (Existing) [FY27]<br><b>Payment starts: October 1, 2026</b>                                                                                                                                                                                                                              | 1        | \$6,900.00 / year  | \$6,900.00 / year  |
| Dataworks Livescan as a Service, Transition Price Protection Adjustment (Years 2-5)<br><b>Payment starts: October 1, 2026</b>                                                                                                                                                                                                        | 1        | \$5.00 / year      | \$5.00 / year      |
| LEADS Online Subscription 100-124 FTEs) [FY27]<br><b>Payment starts: October 1, 2026</b>                                                                                                                                                                                                                                             | 1        | \$10,500.00 / year | \$10,500.00 / year |
| <b>Due now</b>                                                                                                                                                                                                                                                                                                                       |          |                    | <b>\$0.00</b>      |

## Future Payments Summary

| Item                                                                                | Payment                                        |
|-------------------------------------------------------------------------------------|------------------------------------------------|
| CLEMIS Membership Tier 1 16+ FTEs [FY27]                                            | \$28,783.00 / year starting on October 1, 2026 |
| MDC Agency Wireless [FY27]                                                          | \$27,090.00 / year starting on October 1, 2026 |
| Dataworks Criminal Livescan-Mugshot 10+Palm (Existing) [FY27]                       | \$6,900.00 / year starting on October 1, 2026  |
| Dataworks Livescan as a Service, Transition Price Protection Adjustment (Years 2-5) | \$5.00 / year starting on October 1, 2026      |

| Item                                           | Payment                                        |
|------------------------------------------------|------------------------------------------------|
| LEADS Online Subscription 100-124 FTEs) [FY27] | \$10,500.00 / year starting on October 1, 2026 |

Terms and Conditions

The terms and conditions governing this Order Form, including payment terms, are set forth in the Main Services Agreement (the “MSA”). A copy of the MSA is available at [www.clemisauthority.org/membership](http://www.clemisauthority.org/membership). Capitalized terms not defined in this Order Form have the meaning given them in the MSA.

1. Subscription

- 1.1 Public Agency Departments.** Public Agency is subscribing for the Service to be provided to the departments of Public Agency listed above.
- 1.2 Subscription Term.** The subscription term for the products below commences on the Order Form Effective Date above and will remain in effect through September 30 of the same fiscal year (October 1 through September 30). The subscription term will automatically renew for consecutive one-year terms, unless terminated by either party providing written notice at least 30 days prior to expiration of the then-current term.

2. Products, Services, and Fees

- 2.1 Product Subscription.** Public Agency is subscribing to the products listed in this Order Form, which products will constitute the “Service” (as defined in the MSA) to be provided to Public Agency. Public Agency may purchase additional products to be included as part of the Service through the execution of additional Order Forms.
- 2.2 Professional Services.** Public Agency is purchasing the services listed in this Order Form, which services will constitute “Professional Services” (as defined in the MSA) to be provided to Public Agency.

**3. Signature Authority.** The individual signing on behalf of Public Agency represents that they are duly authorized to sign this Order Form on behalf of Public Agency and contractually bind Public Agency to its terms.

Questions? Contact me



Lisa Werner  
CLEMIS Authority Support  
wernerl@clemisauthority.org  
+19478136903

CLEMIS Authority  
51111 Woodward Avenue, Suite 723  
Pontiac, MI 48342  
United States

# CLEMIS Authority

## Quote: Troy Fire

### Troy Fire

500 West Big Beaver Road  
Troy, MI 48084

Reference: 20260521-132215085

Department/Organization: Troy Fire

Public Agency: City of Troy

Effective Date: October 1, 2026

### Peter Hullinger

peter.hullinger@troymi.gov

Quote created: May 21, 2026

Quote expires: July 31, 2026

Quote created by: Lisa Werner

CLEMIS Authority Support

wernerl@clemisauthority.org

+19478136903

In Process

This CLEMIS Order Form ("Order Form") is entered into by the Courts and Law Enforcement Management Information System (CLEMIS) Authority created as a public body corporate and politic (the "Authority"), and the public agency listed above ("Public Agency").

### Comments from the CLEMIS Authority:

**Please review your Products & Services listed below along with the Terms of this quote and confirm that they are complete and accurate.**

This quote is provided for your review while your community's agreement is being approved.

- The Order form with signature lines will be sent to you once that agreement is in place.
- Your membership term begins October 1, 2026, and payment will be due at that time for the period October 2026 through September 2027.
- If anything in this quote needs to be added, removed, or corrected, please contact us before September 1, 2026 so we can get your Order corrected before it is sent for signature.
- You can reach us at [membership@clemisauthority.org](mailto:membership@clemisauthority.org) or (947) 813-6903.

Products & Services

| Item & Description                          | Quantity | Unit Price        | Total             |
|---------------------------------------------|----------|-------------------|-------------------|
| Fire Membership - In County Main [FY27]     | 1        | \$5,324.00 / year | \$5,324.00 / year |
| Payment starts: October 1, 2026             |          |                   |                   |
| Fire Membership - In County Stations [FY27] | 6        | \$457.00 / year   | \$2,742.00 / year |
| Payment starts: October 1, 2026             |          |                   |                   |
| Due now                                     |          |                   | \$0.00            |

Future Payments Summary

| Item                                        | Payment                                       |
|---------------------------------------------|-----------------------------------------------|
| Fire Membership - In County Main [FY27]     | \$5,324.00 / year starting on October 1, 2026 |
| Fire Membership - In County Stations [FY27] | \$2,742.00 / year starting on October 1, 2026 |

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- 1.2 Subscription Term.** The subscription term for the products below commences on the Order Form Effective Date above and will remain in effect through September 30 of the same fiscal year (October 1 through September 30). The subscription term will automatically renew for consecutive one-year terms, unless terminated by either party providing written notice at least 30 days prior to expiration of the then-current term.

2. Products, Services, and Fees

- 2.1 Product Subscription.** Public Agency is subscribing to the products listed in this Order Form, which products will constitute the “Service” (as defined in the MSA) to be provided to Public Agency. Public Agency may purchase additional products to be included as part of the Service through the execution of additional Order Forms.
- 2.2 Professional Services.** Public Agency is purchasing the services listed in this Order Form, which services will constitute “Professional Services” (as defined in the MSA) to be provided to Public Agency.

**3. Signature Authority.** The individual signing on behalf of Public Agency represents that they are duly authorized to sign this Order Form on behalf of Public Agency and contractually bind Public Agency to its terms.

**Questions? Contact me**



Lisa Werner  
CLEMIS Authority Support  
wernerl@clemisauthority.org  
+19478136903

CLEMIS Authority  
51111 Woodward Avenue, Suite 723  
Pontiac, MI 48342  
United States

In Process

## Certificate Of Completion

Envelope Id: D2F6247D-1000-8BA8-8250-D1A072BF0FDA  
 Subject: CLEMIS Authority: Your Participation Agreement is Enclosed  
 Source Envelope:  
 Document Pages: 62  
 Certificate Pages: 4  
 AutoNav: Enabled  
 Envelopeld Stamping: Enabled  
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Sent

Envelope Originator:  
 Majd Soueid  
 1200 North Telegraph Road  
 Pontiac, MI 48341  
 soueidm@clemisauthority.org  
 IP Address: 54.174.62.145

## Record Tracking

Status: Original  
 5/21/2026 4:50:36 PM

Holder: Majd Soueid  
 soueidm@clemisauthority.org

Location: DocuSign

## Signer Events

Frank Nastasi  
 citymanager@troymi.gov  
 Security Level: Email, Account Authentication  
 (None)

## Signature

## Timestamp

Sent: 5/27/2026 12:49:40 PM  
 Viewed: 5/27/2026 3:01:33 PM

**Electronic Record and Signature Disclosure:**  
 Accepted: 5/27/2026 3:01:33 PM  
 ID: 770e4a1e-0b7e-4d72-b38e-0b0b1803ebfc

Paul Tennies  
 tenniesp@clemisauthority.org  
 Security Level: Email, Account Authentication  
 (None)

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Josh Jones  
 jonesj@troymi.gov  
 Security Level: Email, Account Authentication  
 (None)

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

Peter Hullinger  
 peter.hullinger@troymi.gov  
 Security Level: Email, Account Authentication  
 (None)

**Electronic Record and Signature Disclosure:**  
 Not Offered via Docusign

**COPIED**

Sent: 5/27/2026 12:49:41 PM  
 Viewed: 5/27/2026 12:50:20 PM

**COPIED**

Sent: 5/27/2026 12:49:41 PM  
 Viewed: 5/27/2026 12:50:11 PM

## Witness Events

## Signature

## Timestamp

| Notary Events                              | Signature        | Timestamp             |
|--------------------------------------------|------------------|-----------------------|
| Envelope Summary Events                    | Status           | Timestamps            |
| Envelope Sent                              | Hashed/Encrypted | 5/27/2026 12:49:41 PM |
| Envelope Updated                           | Security Checked | 5/29/2026 11:48:58 AM |
| Envelope Updated                           | Security Checked | 7/27/2026 8:32:55 AM  |
| Envelope Updated                           | Security Checked | 7/27/2026 8:32:55 AM  |
| Payment Events                             | Status           | Timestamps            |
| Electronic Record and Signature Disclosure |                  |                       |

In Process

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, CLEMIS Authority (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact CLEMIS Authority:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [membership@clemisauthority.org](mailto:membership@clemisauthority.org)

### **To advise CLEMIS Authority of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [membership@clemisauthority.org](mailto:membership@clemisauthority.org) and in the body of such request you must state:

your previous email address, your new email address. We do not require any other information from you to change your email address

If you created a DocuSign account, you may update it with your new email address through your account preferences.

#### **To request paper copies from CLEMIS Authority**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [membership@clemisauthority.org](mailto:membership@clemisauthority.org) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

#### **To withdraw your consent with CLEMIS Authority**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [membership@clemisauthority.org](mailto:membership@clemisauthority.org) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process.

In Process

#### **Required hardware and software**

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500 West Big Beaver  
Troy, MI 48084  
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.6.**

**Date:** August 6, 2026

**To:** Frank Nastasi, City Manager

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

**Subject:** Request for Acceptance of Two Permanent Easements, Sidwell #88-20-15-179-005

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## **History**

As part of the development of a vacant parcel, the City of Troy received two permanent easements for storm sewers and surface drainage, and sidewalks from Prasad and Shailaja Bandar, owners of the property having Sidwell #88-20-15-179-005.

The parcel is zoned R-1B, One Family Residential. The property is located in the northwest ¼ of Section 15, west of John R, at Tallman and Eckford streets.

## **Financial**

The consideration amount on each document is \$1.00.

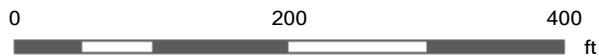
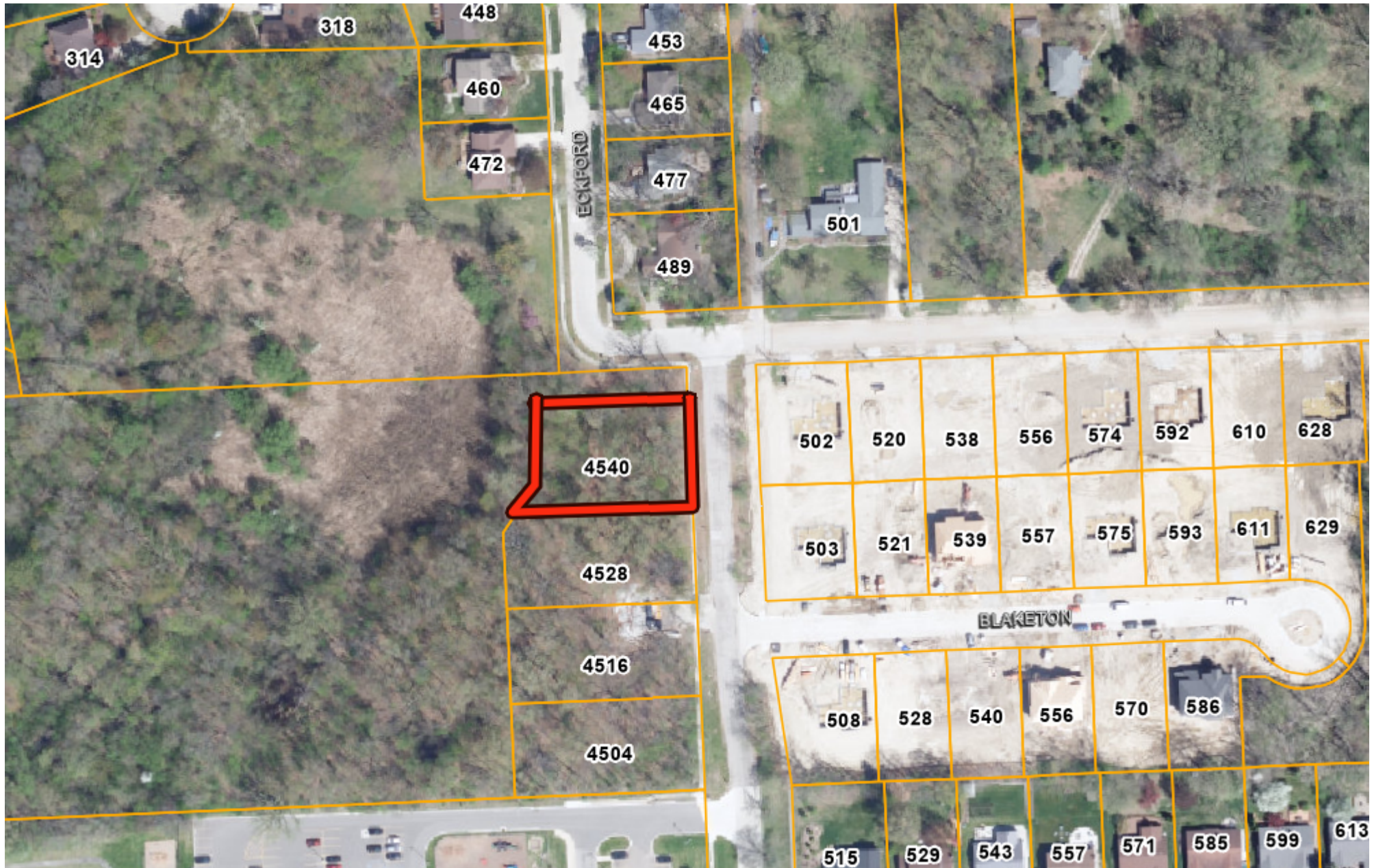
## **Recommendation**

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

## **Suggested Resolution:**

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** two permanent easements for storm sewers and surface drainage, and sidewalks from Prasad Bandari and Shailaja Bandari, owners of the property having Sidwell #88-20-15-179-005.

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



Print Date: 8/4/2026



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.

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

Sidwell #88-20-15-179-005 (pt)

**Prasad Bandari and Shailaja Bandari**, husband and wife, Grantors, whose address is 15636 Delmar Street, Overland Park, KS 66224, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

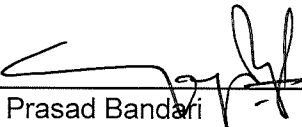
SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

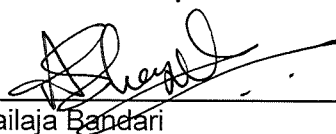
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s)  
this 4<sup>th</sup> day of August A.D. 2026.

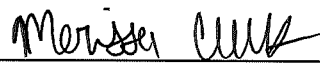
By  (L.S.)  
Prasad Bandari

By  (L.S.)  
Shailaja Bandari

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2026, by Prasad Bandari and Shailaja Bandari, husband and wife.

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

  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

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

## EXHBIT "A"

4540 Tallman  
88-20-15-179-005

### Description of Storm Sewers and Surface Drainage Easement:

The South 6 feet of the below description:

Part of the Northwest  $\frac{1}{4}$  of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the West  $\frac{1}{4}$  Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West  $\frac{1}{4}$  Line, 2456.36 feet and North 00 degrees 33 minutes 29 seconds West 281.25 feet and North 33 degrees 31 minutes 10 seconds East 22.61 feet to the Point of Beginning; thence continuing North 33 degrees 31 minutes 10 seconds East 37.09 feet; thence North 02 degrees 52 minutes 24 seconds East 87.29 feet; thence North 89 degrees 28 minutes 37 seconds East 161.33 feet to the west line of Tallman; thence South 00 degrees 33 minutes 29 seconds East. along said west line, 117.94 feet; thence South 89 degrees 30 minutes 00 seconds West 187.33 feet to the Point of Beginning. Containing 0.453 acres of land, more or less.

**PERMANENT EASEMENT  
FOR SIDEWALKS**

Sidwell #88-20-15-179-005 (pt)

**Prasad Bandari** and **Shailaja Bandari**, husband and wife, Grantors, whose address is 15636 Delmar Street, Overland Park, KS 66224, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 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:

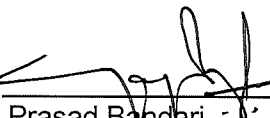
SEE EXHIBIT "A" AND "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

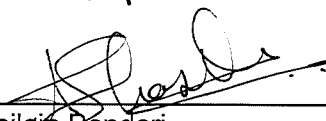
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signature(s)  
this 4<sup>th</sup> day of August A.D. 2026.

  
By \_\_\_\_\_  
Prasad Bandari

(L.S.)

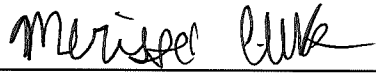
  
By \_\_\_\_\_  
Shailaja Bandari

(L.S.)

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2026, by Prasad Bandari and Shailaja Bandari, husband and wife.

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

  
\_\_\_\_\_  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

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

## EXHIBIT "A"

4540 Tallman  
88-20-15-179-005

### Description of Sidewalks Easement:

The East 5 feet of the below description:

Part of the Northwest  $\frac{1}{4}$  of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the West  $\frac{1}{4}$  Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West  $\frac{1}{4}$  Line, 2456.36 feet and North 00 degrees 33 minutes 29 seconds West 281.25 feet and North 33 degrees 31 minutes 10 seconds East 22.61 feet to the Point of Beginning; thence continuing North 33 degrees 31 minutes 10 seconds East 37.09 feet; thence North 02 degrees 52 minutes 24 seconds East 87.29 feet; thence North 89 degrees 28 minutes 37 seconds East 161.33 feet to the west line of Tallman; thence South 00 degrees 33 minutes 29 seconds East, along said west line, 117.94 feet; thence South 89 degrees 30 minutes 00 seconds West 187.33 feet to the Point of Beginning. Containing 0.453 acres of land, more or less.

**2026**

**CITY of TROY**

**Assessment Roll Summary**

**&**

**Board of Review**

**Report**

**City of Troy**

**Board of Review**

**ANNUAL REPORT**

**2026 ASSESSMENT ROLL SUMMARY**

**2026 Board of Review:**

**John Howard Adams, Chairman**  
**Michele Shoan**  
**Karen Greenwood**

Submitted by: Kelly M. Timm, City Assessor  
Bryan Paris, Deputy City Assessor

August 10, 2026

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2026 Assessment Roll Report and Board of Review Minutes

I am pleased to present the 2026 Assessment Roll Report and Board of Review Minutes for the City of Troy, following the completion of State Equalization on June 9, 2026. The Assessing Department is committed to fostering public trust by delivering high-quality assessment services for real and personal property. We continually refine our practices to ensure professionalism, effective communication, and proper administration of land division, property tax exemptions, and record retention. Our department also strives to make parcel data accessible to the public online.

This assessment roll reflects a year of dedicated effort by the entire Assessing Department staff. Their commitment and expertise are vital to the quality of this report, and I am grateful for their service to the community.

#### 2026 City of Troy Assessment Roll Summary

| Total Assessed Value | Total Taxable Value | Residential Taxable Value | Commercial Taxable Value | Industrial Taxable Value | Personal Property Taxable Value |
|----------------------|---------------------|---------------------------|--------------------------|--------------------------|---------------------------------|
| 10,026,428,690       | 7,270,919,530       | 4,904,251,100             | 1,475,738,040            | 502,067,180              | 388,863,210                     |

The Assessed Value for 2026 represents a **5.76%** increase over 2025. The 2026 **Taxable Value** increased by **4.47%** compared to the previous year.

The chart below provides a five-year overview of Assessed and Taxable Values for the City. Both categories show consistent year-over-year growth, reflecting ongoing development and market appreciation.

| Year | Assessed Value | Increase (Decrease) | %    | Taxable Value | Increase (Decrease) | %    |
|------|----------------|---------------------|------|---------------|---------------------|------|
| 2026 | 10,026,428,690 | 546,501,920         | 5.76 | 7,270,919,530 | 311,028,090         | 4.47 |
| 2025 | 9,479,926,770  | 653,975,160         | 7.41 | 6,959,891,440 | 352,925,450         | 5.34 |
| 2024 | 8,825,951,610  | 687,662,640         | 8.44 | 6,606,965,990 | 412,003,340         | 6.65 |
| 2023 | 8,138,288,970  | 630,862,100         | 8.40 | 6,194,962,650 | 440,724,490         | 7.66 |
| 2022 | 7,507,426,870  | 351,192,140         | 4.90 | 5,754,238,160 | 375,665,490         | 6.98 |

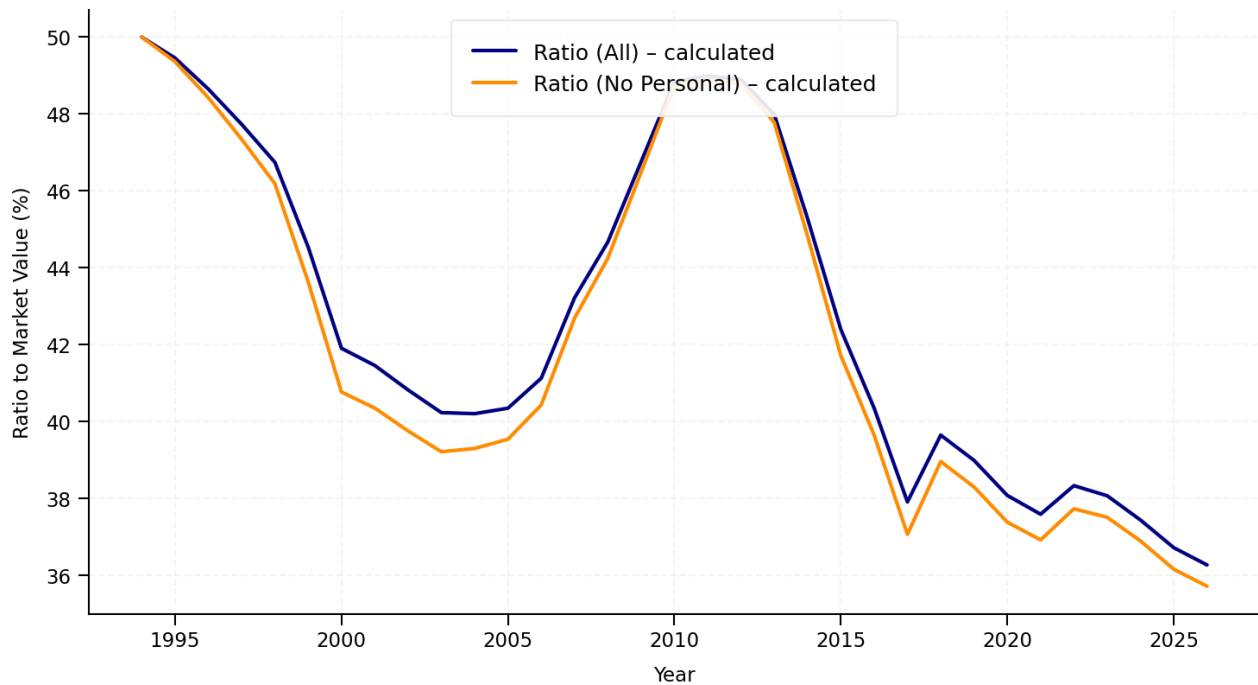
The **Consumer Price Index** for Michigan in 2026 was **2.7%**, down from 3.1% in 2025.

Since Proposal “A,” the ratio of Taxable Value to Market Value (twice the Assessed Value) has remained stable, with 2026 ratios at 36.26% (including personal property) and 35.70% (excluding personal property).

The following chart details the **Ratio of Taxable Value to Market Value** (two times the Assessed Value) with and without Personal Property.

| <b>Ratio of Taxable Value to Market Value since 1994</b> |                       |                      |                  |                          |                          |
|----------------------------------------------------------|-----------------------|----------------------|------------------|--------------------------|--------------------------|
| <b>Year</b>                                              | <b>Assessed Value</b> | <b>Taxable Value</b> | <b>Ratio All</b> | <b>Personal Property</b> | <b>Ratio No Personal</b> |
| <b>2026</b>                                              | 10,026,428,690        | 7,270,919,530        | 36.26            | 388,863,210              | 35.70                    |
| <b>2025</b>                                              | 9,479,926,770         | 6,959,891,440        | 36.71            | 383,696,960              | 36.15                    |
| <b>2024</b>                                              | 8,825,951,610         | 6,606,965,990        | 37.43            | 367,090,830              | 36.88                    |
| <b>2023</b>                                              | 8,138,288,970         | 6,194,962,650        | 38.06            | 364,598,800              | 37.50                    |
| <b>2022</b>                                              | 7,507,426,870         | 5,754,238,160        | 38.32            | 368,284,690              | 37.72                    |
| <b>2021</b>                                              | 7,156,234,730         | 5,378,572,670        | 37.58            | 365,554,540              | 36.91                    |
| <b>2020</b>                                              | 6,916,181,470         | 5,265,784,420        | 38.07            | 380,822,580              | 37.37                    |
| <b>2019</b>                                              | 6,536,364,170         | 5,095,995,110        | 38.98            | 386,182,310              | 38.29                    |
| <b>2018</b>                                              | 6,146,885,474         | 4,873,078,440        | 39.64            | 382,154,210              | 38.95                    |
| <b>2017</b>                                              | 5,894,241,720         | 4,467,788,440        | 37.90            | 384,517,840              | 37.06                    |
| <b>2016</b>                                              | 5,626,878,870         | 4,540,034,370        | 40.34            | 381,971,050              | 39.64                    |
| <b>2015</b>                                              | 5,313,611,700         | 4,504,785,190        | 42.39            | 437,230,620              | 41.71                    |
| <b>2014</b>                                              | 4,827,541,740         | 4,371,580,350        | 45.28            | 425,841,680              | 44.82                    |
| <b>2013</b>                                              | 4,491,432,340         | 4,310,263,448        | 47.98            | 414,094,580              | 47.78                    |
| <b>2012</b>                                              | 4,410,108,900         | 4,312,692,050        | 48.90            | 395,095,920              | 48.79                    |
| <b>2011</b>                                              | 4,540,412,680         | 4,448,750,160        | 48.99            | 384,084,890              | 48.90                    |
| <b>2010</b>                                              | 4,958,518,313         | 4,843,613,012        | 48.84            | 407,990,730              | 48.74                    |
| <b>2009</b>                                              | 5,838,869,239         | 5,459,779,936        | 46.75            | 448,100,230              | 46.48                    |
| <b>2008</b>                                              | 6,227,094,050         | 5,562,596,010        | 44.66            | 457,552,500              | 44.24                    |
| <b>2007</b>                                              | 6,422,659,810         | 5,550,516,437        | 43.21            | 464,213,650              | 42.68                    |
| <b>2006</b>                                              | 6,608,804,750         | 5,435,035,442        | 41.12            | 479,874,950              | 40.42                    |
| <b>2005</b>                                              | 6,525,074,330         | 5,264,351,550        | 40.34            | 503,497,670              | 39.53                    |
| <b>2004</b>                                              | 6,337,222,973         | 5,094,758,223        | 40.20            | 536,093,423              | 39.29                    |
| <b>2003</b>                                              | 6,188,084,256         | 4,978,263,437        | 40.22            | 584,236,696              | 39.21                    |
| <b>2002</b>                                              | 5,955,697,398         | 4,861,640,648        | 40.82            | 619,964,538              | 39.75                    |
| <b>2001</b>                                              | 5,652,563,942         | 4,686,250,942        | 41.45            | 649,562,212              | 40.34                    |
| <b>2000</b>                                              | 5,218,597,300         | 4,373,072,080        | 41.90            | 643,070,690              | 40.76                    |
| <b>1999</b>                                              | 4,696,926,183         | 4,183,560,453        | 44.54            | 666,496,353              | 43.63                    |
| <b>1998</b>                                              | 4,284,960,814         | 4,005,628,276        | 46.74            | 626,129,990              | 46.18                    |
| <b>1997</b>                                              | 3,954,663,960         | 3,775,248,837        | 47.73            | 579,417,710              | 47.34                    |
| <b>1996</b>                                              | 3,672,996,870         | 3,573,652,298        | 48.65            | 522,531,950              | 48.42                    |
| <b>1995</b>                                              | 3,463,173,910         | 3,425,410,880        | 49.45            | 507,025,520              | 49.36                    |
| <b>1994</b>                                              | 3,308,095,110         | 3,308,095,110        | 50.00            | 453,375,110              | 50.00                    |

City of Troy - Ratio of Taxable Value to Market Value (1994-2026)



The **Personal Property Roll** for 2026 is \$388,863,210, reflecting an increase of \$5,166,250 or 1.35%. This growth is driven by Personal Property Audits completed by Assessing staff throughout the year, along with new businesses relocating to the City.

The following chart illustrates the **5-year Personal Property Roll** history:

| 5 Year Personal Property History |                        |             |        |
|----------------------------------|------------------------|-------------|--------|
| Year                             | Assessed/Taxable Value | Change      | % +,-  |
| 2026                             | 388,863,210            | 5,166,250   | 1.35   |
| 2025                             | 383,696,960            | 16,606,130  | 4.53   |
| 2024                             | 367,090,830            | 2,492,030   | .68    |
| 2023                             | 364,598,800            | (3,685,890) | (1.00) |
| 2022                             | 368,284,690            | 2,730,150   | .74    |

All **Industrial Facilities Tax (IFT)** exemptions have now expired, resulting in a zero IFT roll for 2026. The historical values included in the assessment report show the final phase-out of remaining abatements:

| <b>5 Year Industrial Facilities Tax Abatement History</b> |                               |               |              |
|-----------------------------------------------------------|-------------------------------|---------------|--------------|
| <b>Year</b>                                               | <b>Assessed/Taxable Value</b> | <b>Change</b> | <b>% +,-</b> |
| <b>2026</b>                                               | 0                             | 0             | 0            |
| <b>2025</b>                                               | 0                             | (1,116,900)   | (100)        |
| <b>2024</b>                                               | 1,116,900                     | 18,790        | 1.71         |
| <b>2023</b>                                               | 1,098,110                     | (2,204,610)   | (66.75)      |
| <b>2022</b>                                               | 3,302,720                     | (1,477,780)   | (30.91)      |

The **Downtown Development Authority (DDA)** was reconfigured and its debt refinanced in 2022. The DDA now has a 12-year history. For the 2026 tax year, the DDA's taxable capture value increased by 9.93%. This growth is largely attributable to Personal Property Audits, new construction, uncapping events, and CPI adjustments.

The following chart details the **12-year history of the DDA**:

| <b>Downtown Development Authority (DDA) History and Capture Changes</b> |                                |             |                 |                |                      |
|-------------------------------------------------------------------------|--------------------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                                             | <b>TOTAL DDA Taxable Value</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture % +/-</b> |
| <b>2026</b>                                                             | 541,006,440                    | 452,609,460 | 88,396,980      | 231,814,170    | 9.93                 |
| <b>2025</b>                                                             | 520,070,500                    | 433,492,130 | 86,578,370      | 210,878,230    | 9.45                 |
| <b>2024</b>                                                             | 501,858,390                    | 417,155,510 | 84,702,880      | 192,666,120    | 11.33                |
| <b>2023</b>                                                             | 482,246,130                    | 397,576,080 | 84,670,050      | 173,053,860    | 17.87                |
| <b>2022</b>                                                             | 456,004,500                    | 365,085,100 | 90,919,400      | 146,812,230    | 48.69                |
| <b>2021</b>                                                             | 407,929,380                    | 320,436,970 | 87,492,410      | 98,737,110     | (11.79)              |
| <b>2020</b>                                                             | 421,121,610                    | 323,435,390 | 97,686,220      | 111,929,340    | 0.21                 |
| <b>2019</b>                                                             | 420,883,490                    | 321,085,080 | 99,798,410      | 111,691,220    | 11.16                |
| <b>2018</b>                                                             | 409,667,440                    | 309,325,190 | 100,342,250     | 100,475,170    | 26.85                |
| <b>2017</b>                                                             | 388,398,470                    | 287,767,050 | 100,631,420     | 79,206,200     | 6.59                 |
| <b>2016</b>                                                             | 383,504,400                    | 283,344,760 | 100,159,640     | 74,312,130     | 6.18                 |
| <b>2015</b>                                                             | 379,177,070                    | 277,522,820 | 101,654,250     | 69,984,800     | (2.34)               |

The City of Troy currently has **5 active Brownfield Redevelopment Authority Sites (BRA)**, including **TCF Bank, Somerset Shoppes, Harrison Poolside Troy Apartments, Village of Troy and Forbes/Frankel Troy Ventures LLC**.

The **TCF Bank BRA** is in its 20th year. The 2026 Taxable Value is \$1,080,140, an increase of \$500 from the 2025 value, the capture increased slightly by 0.06% from the previous year.

| TCF BRA History and Capture Changes |           |         |          |         |               |
|-------------------------------------|-----------|---------|----------|---------|---------------|
| Year                                | TOTAL BRA | Real    | Personal | Capture | Capture %+, - |
| 2026                                | 1,080,140 | 892,930 | 187,210  | 882,200 | .06           |
| 2025                                | 1,079,640 | 869,460 | 210,180  | 881,700 | (0.54)        |
| 2024                                | 1,084,410 | 843,320 | 241,090  | 886,470 | (2.52)        |
| 2023                                | 1,107,380 | 803,170 | 304,210  | 909,440 | 54.22         |
| 2022                                | 787,630   | 787,630 | 0        | 589,690 | 236.70        |
| 2021                                | 373,080   | 373,080 | 0        | 175,140 | 3.0           |
| 2020                                | 367,930   | 367,930 | 0        | 169,990 | 4.20          |
| 2019                                | 361,070   | 361,070 | 0        | 163,130 | 5.47          |
| 2018                                | 352,610   | 352,610 | 0        | 154,670 | 4.92          |
| 2017                                | 345,360   | 345,360 | 0        | 147,420 | 2.13          |
| 2016                                | 342,280   | 342,280 | 0        | 144,340 | 0.30          |
| 2015                                | 341,260   | 341,260 | 0        | 143,320 | 3.89          |
| 2014                                | 335,890   | 335,890 | 0        | 137,950 | 0.73          |
| 2013                                | 334,880   | 334,880 | 0        | 136,940 | (15.60)       |
| 2012                                | 360,210   | 360,210 | 0        | 162,270 | (12.08)       |
| 2011                                | 382,510   | 382,510 | 0        | 184,570 | (22.85)       |
| 2010                                | 437,180   | 437,180 | 0        | 239,240 | (21.71)       |
| 2009                                | 503,530   | 503,530 | 0        | 305,590 | (5.66)        |
| 2008                                | 521,860   | 521,860 | 0        | 323,920 | (4.91)        |
| 2007                                | 538,570   | 538,570 | 0        | 340,630 |               |

The **Somerset Shoppes BRA** is in its 9th year. It has a 2026 captured Taxable Value of \$1,400,250. This represents an increase in capture of 2.94 % due to new businesses moving into the Somerset Shoppes, along with the Consumer Price Index increase.

| Somerset Shoppes BRA History and Capture Changes |           |           |           |           |               |
|--------------------------------------------------|-----------|-----------|-----------|-----------|---------------|
| Year                                             | TOTAL BRA | Real      | Personal  | Capture   | Capture %+, - |
| 2026                                             | 3,238,600 | 2,364,420 | 874,180   | 1,400,250 | 2.94          |
| 2025                                             | 3,198,560 | 2,302,260 | 896,300   | 1,360,210 | (2.58)        |
| 2024                                             | 3,234,590 | 2,233,040 | 1,001,550 | 1,396,240 | 25.16         |
| 2023                                             | 2,953,890 | 2,126,710 | 827,180   | 1,115,540 | 2.62          |
| 2022                                             | 2,930,290 | 2,025,440 | 904,850   | 1,087,040 | 13.65         |
| 2021                                             | 2,735,700 | 1,960,740 | 774,960   | 956,480   | 40.61         |
| 2020                                             | 2,459,440 | 1,791,000 | 668,440   | 680,220   | 998.0         |
| 2019                                             | 1,881,890 | 1,757,610 | 109,890   | 68,100    | (15.95)       |
| 2018                                             | 1,778,870 | 1,640,330 | 138,540   | 81,020    |               |

The **Harrison Poolside Troy (HPT) BRA** had zero captured Taxable Value for 2026 due to the site improvements not being started.

| <b>Harrison Poolside Troy (HPT) BRA History and Capture Changes</b> |                  |             |                 |                |                      |
|---------------------------------------------------------------------|------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                                         | <b>TOTAL BRA</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture %+, -</b> |
| <b>2026</b>                                                         | 193,270          | 193,270     | 0               | 0              |                      |
| <b>2025</b>                                                         | 188,190          | 188,190     | 0               | 0              |                      |
| <b>2024</b>                                                         | 182,540          | 182,540     | 0               | 0              |                      |
| <b>2023</b>                                                         | 173,850          | 173,850     | 0               | 0              |                      |
| <b>2022</b>                                                         | 165,580          | 165,580     | 0               | 0              |                      |
| <b>2021</b>                                                         | 160,300          | 160,300     | 0               | 0              |                      |
| <b>2020</b>                                                         | 160,300          | 160,300     | 0               | 0              |                      |
| <b>2019</b>                                                         | 377,460          | 377,460     | 0               | 0              |                      |

The **Village of Troy BRA** is in its third year of capture. The 2026 taxable value is \$31,256,020. This represents an increase of \$14,126,570 due to new residential construction. The capture increased 85.21% from the previous year.

| <b>Village of Troy BRA History and Capture Changes</b> |                  |             |                 |                |                      |
|--------------------------------------------------------|------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                            | <b>TOTAL BRA</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture %+, -</b> |
| <b>2026</b>                                            | 31,256,020       | 31,256,020  | 0               | 30,704,610     | 85.21                |
| <b>2025</b>                                            | 17,129,450       | 17,129,450  | 0               | 16,578,040     | 119.72               |
| <b>2024</b>                                            | 8,096,530        | 8,096,530   | 0               | 7,545,120      |                      |

The **Forbes/Frankel Troy Ventures LLC BRA** is the newest Brownfield for the City of Troy. The capture is anticipated to begin starting in tax year 2028.

This is the 23rd year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. The SmartZone has a positive capture for 2026.

The chart below details the **History of the SmartZone**.

| SmartZone (LDFA) Totals |            |            |           |            |               |
|-------------------------|------------|------------|-----------|------------|---------------|
| Year                    | TOTAL SZ   | Real       | Personal  | Capture    | Capture %+, - |
| 2026                    | 25,520,840 | 20,159,490 | 5,361,350 | 11,073,460 | 7.55          |
| 2025                    | 24,743,410 | 19,629,530 | 5,113,880 | 10,296,030 | 7.24          |
| 2024                    | 24,048,600 | 19,000,950 | 5,047,650 | 9,601,220  | 29.78         |
| 2023                    | 21,845,200 | 18,096,180 | 3,749,020 | 7,397,820  | 22.42         |
| 2022                    | 20,490,250 | 17,330,750 | 3,159,500 | 6,042,870  | (18.16)       |
| 2021                    | 21,831,400 | 16,777,140 | 5,054,260 | 7,384,020  | 16.62         |
| 2020                    | 20,779,280 | 16,545,550 | 4,233,730 | 6,331,900  | 9.26          |
| 2019                    | 20,242,700 | 16,226,360 | 4,016,340 | 5,795,320  | 27.60         |
| 2018                    | 18,989,235 | 14,277,910 | 4,711,325 | 4,541,855  | (44.50)       |
| 2017                    | 22,626,490 | 14,767,100 | 7,859,390 | 8,179,110  | 13.30         |
| 2016                    | 21,666,445 | 13,301,350 | 8,365,095 | 7,219,065  | (14.09)       |
| 2015                    | 22,850,510 | 13,261,600 | 9,588,910 | 8,403,130  | 29.75         |
| 2014                    | 20,923,395 | 13,052,800 | 7,870,595 | 6,476,015  | 6.10          |
| 2013                    | 20,546,380 | 13,126,260 | 7,420,120 | 6,099,000  | (6.80)        |
| 2012                    | 20,096,250 | 12,118,900 | 7,977,350 | 6,546,350  | 14.27         |
| 2011                    | 20,097,510 | 13,907,950 | 6,189,560 | 5,650,130  | (46.09)       |
| 2010                    | 24,927,370 | 17,102,270 | 7,825,100 | 10,479,990 | (10.99)       |
| 2009                    | 26,221,980 | 19,630,100 | 6,591,880 | 11,774,600 | 12.14         |
| 2008                    | 24,947,540 | 18,428,290 | 6,519,250 | 10,500,160 | (0.69)        |
| 2007                    | 25,725,320 | 18,164,810 | 7,560,510 | 11,277,940 | 25.89         |
| 2006                    | 23,405,930 | 16,888,080 | 6,517,850 | 8,958,550  | 11.50         |
| 2005                    | 22,482,220 | 16,372,300 | 6,109,920 | 8,034,840  | 48.22         |
| 2004                    | 19,867,910 | 15,089,770 | 4,778,140 | 5,420,530  |               |

For the 2026 Assessment Year, the City of Troy contains **28,149** residential parcels. These parcels have an **average Assessed Value of \$243,945** and an **estimated average Market Value of \$487,890**. The **average Taxable Value for residential parcels is \$174,224**.

During the 2025 calendar year, there were **759** valid sales of single-family residential properties. These sales totaled \$402,328,186, resulting in an average sale price of \$530,076. The lowest verified residential sale was \$120,000, while the highest sale reached \$1,850,000.

In addition, there were **245** valid sales of residential condominiums in 2025. Condominium sales totaled \$91,882,171, with an average sale price of \$375,029. The lowest verified condominium sale was \$141,000, and the highest was \$819,000.

In 2025, the Assessing Office Staff processed approximately **2,448 recorded deeds**. The vast majority of these transactions resulted in the submission of a Property Transfer Affidavit, which is also handled by this department. In addition, the Assessing Office processes a similar volume of Principal Residence Exemption Affidavits each year.

The City of Troy currently contains **2,008 Commercial and Industrial real property parcels**. These parcels encompass **5,607 businesses** that are required to file Personal Property Statements with the City. The filing deadline is February 20th each year, and all submissions are processed prior to the final scheduled session of the March Board of Review.

Following this report is a collection of reference materials that remain useful throughout the year. These resources include:

- **Assessment Roll Summary (Quick Stats):**  
A concise, easy-to-use overview that summarizes all major data contained in the Assessment Roll Report.
- **Commercial/Industrial Economic Condition Factors:**  
A report detailing parcel counts along with the percentage change from the previous year.
- **Local Millage Comparison:**  
A comparison of Troy's millage rate to those of other local units within Oakland, Macomb, and Wayne Counties.
- **Top Twenty Taxpayers:**  
A set of listings identifying the Top Twenty Taxpayers citywide, as well as the Top Twenty within each of Troy's seven school districts. This section also includes the Top Twenty Taxpayers within the Downtown Development Authority (DDA).

The Assessing Department staff consistently delivers outstanding service, handling high call volumes and reviewing assessments annually. Their professionalism is frequently praised by citizens. The 2026 Board of Review volunteers also performed admirably under challenging conditions.

All work was completed accurately and on schedule. The Minutes of the March Board of Review are attached for your reference. Please contact me with any questions.

Respectfully submitted,

*Kelly M. Timm*

Kelly M. Timm, City of Troy Assessor

**2026 March Board of Review  
2026 Assessment Roll Summary**

| Type                  | Count         | Assessed Value        | Taxable Value        |
|-----------------------|---------------|-----------------------|----------------------|
| Commercial Real       | 1,078         | 2,001,560,190         | 1,475,738,040        |
| Industrial Real       | 929           | 769,190,830           | 502,067,180          |
| Residential Real      | 28,149        | 6,866,814,460         | 4,904,251,100        |
| <b>Total Real</b>     | <b>30,156</b> | <b>9,637,565,480</b>  | <b>6,882,056,320</b> |
| Commercial Personal   | 5,194         | 263,784,930           | 263,784,930          |
| Industrial Personal   | 363           | 36,583,370            | 36,583,370           |
| Utility Personal      | 19            | 88,494,910            | 88,494,910           |
| Deletions             | 0             |                       |                      |
| <b>Total Personal</b> | <b>5,576</b>  | <b>388,863,210</b>    | <b>388,863,210</b>   |
| <b>Total of Roll</b>  | <b>35,732</b> | <b>10,026,428,690</b> | <b>7,270,919,530</b> |

**Percent Changes by Class**

| Assessed Value Percent Change |              | Taxable Value Percent Change |              |
|-------------------------------|--------------|------------------------------|--------------|
|                               | %            |                              | %            |
| Residential                   | 7.28%        | Residential                  | 5.17%        |
| Commercial                    | 2.00%        | Commercial                   | 2.54%        |
| Industrial                    | 4.93%        | Industrial                   | 5.95%        |
| Personal                      | 1.35%        | Personal                     | 1.35%        |
| <b>Overall A/V</b>            | <b>5.76%</b> | <b>Overall T/V</b>           | <b>4.47%</b> |

**Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)**

|              | A/V %         | T/V %         |              | A/V %         | T/V %         |
|--------------|---------------|---------------|--------------|---------------|---------------|
| Residential  | 68.49         | 67.45         | Real         | 96.12         | 94.65         |
| Commercial   | 19.96         | 20.30         | Personal     | 3.88          | 5.35          |
| Industrial   | 7.67          | 6.91          |              |               |               |
| Personal     | 3.88          | 5.35          |              |               |               |
| <b>Total</b> | <b>100.00</b> | <b>100.00</b> | <b>Total</b> | <b>100.00</b> | <b>100.00</b> |

**Averages**

|                                         | Sale Price | Market Value | Assessed Value | Taxable Value |
|-----------------------------------------|------------|--------------|----------------|---------------|
| <b>Residential</b>                      | 530,076    |              |                |               |
| 759 Sales @ \$402,328,186               | High Sale  | 1,850,000    | Low Sale       | 120,000       |
|                                         | Price      | M/V          | A/V            | T/V           |
| <b>Condo</b>                            | 375,029    |              |                |               |
| 245 Sales @ \$91,882,171                | High Sale  | 819,000      | Low Sale       | 141,000       |
|                                         | Price      | M/V          | A/V            | T/V           |
| <b>Combined Residential &amp; Condo</b> | 492,241    |              |                |               |
| 1,004 Sales @ \$494,210,357             | High Sale  | 1,850,000    | Low Sale       | 120,000       |

**2026 March Board of Review  
2026 Assessment Roll Summary**

**Ratio of Taxable Value to Market Value**

|                                                     |                |
|-----------------------------------------------------|----------------|
| Total Market Value (including Personal Property)    | 20,052,857,380 |
| Total Taxable Value (including Personal Property)   | 14,541,839,060 |
| Ratio of T/V to M/V (including Personal Property) % | 36.26          |

|                                              |                |
|----------------------------------------------|----------------|
| Total Market Value (No Personal Property)    | 19,275,130,960 |
| Total Taxable Value (No Personal Property)   | 13,764,112,640 |
| Ratio of T/V to M/V (No Personal Property) % | 35.70          |

| By Type (No Personal Property) | Assessed Value | Market Value   | Taxable Value | Ratio |
|--------------------------------|----------------|----------------|---------------|-------|
| Commercial                     | 2,001,560,190  | 4,003,120,380  | 1,475,738,040 | 36.86 |
| Industrial                     | 769,190,830    | 1,538,381,660  | 502,067,180   | 32.64 |
| Residential                    | 6,866,814,460  | 13,733,628,920 | 4,904,251,100 | 35.71 |

**DDA Statistics**

|       | Base        | 2026 T/V    | 2026 Capture |
|-------|-------------|-------------|--------------|
| Total | 309,192,270 | 541,006,440 | 231,814,170  |

**Troy Brownfield #4 - TCF Bank Statistics**

|       | Base    | 2026 T/V  | 2026 Capture |
|-------|---------|-----------|--------------|
| Total | 197,940 | 1,080,140 | 882,200      |

**Troy Brownfield #8 - Somerset Shoppes Statistics**

|       | Base      | 2026 T/V  | 2026 Capture |
|-------|-----------|-----------|--------------|
| Total | 1,838,350 | 3,238,600 | 1,400,250    |

**Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics**

|       | Base    | 2026 T/V | 2026 Capture |
|-------|---------|----------|--------------|
| Total | 368,620 | 193,270  | 0            |

**Troy Brownfield #11 - Village of Troy Statistics**

|       | Base    | 2026 T/V   | 2026 Capture |
|-------|---------|------------|--------------|
| Total | 551,410 | 31,256,020 | 30,704,610   |

**Troy Smart Zone (SZ) Statistics**

|       | Base       | 2026 T/V   | 2026 Capture |
|-------|------------|------------|--------------|
| Total | 14,447,380 | 25,520,840 | 11,073,460   |

**2026 Millage Rates (2026 Winter rates are not Certified until late Fall)**

| School Code | School     | P.R.E July | P.R.E Dec | Total P.R.E | Non-H July | Non-H Dec | Total Non-H |
|-------------|------------|------------|-----------|-------------|------------|-----------|-------------|
| 63150       | Troy       | 29.1308    | 6.8620    | 35.9928     | 37.0036    | 14.7348   | 51.7384     |
| 63070       | Avondale   | 28.4453    | 6.1764    | 34.6217     | 37.5353    | 15.2664   | 52.8017     |
| 63010       | Birmingham | 30.3490    | 4.2421    | 34.5911     | 37.2828    | 11.1759   | 48.4587     |
| 63080       | Bloomfield | 28.3987    | 6.1298    | 34.5285     | 35.4350    | 13.1661   | 48.6011     |
| 63280       | Lamphere   | 32.0824    | 9.8136    | 41.8960     | 34.8552    | 12.5865   | 47.4417     |
| 63040       | Royal Oak  | 28.5871    | 2.0859    | 30.6730     | 45.7477    | 2.0859    | 47.8336     |
| 50230       | Warren     | 33.7791    | 2.0859    | 35.8650     | 48.9561    | 2.0859    | 51.0420     |

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

**Top Twenty Taxpayers - 2026**

| Rank | Name                       | 2026 A/V          | 2026 T/V          | # of Parcels | Business Activity    | % of Total T/V |
|------|----------------------------|-------------------|-------------------|--------------|----------------------|----------------|
| 1    | <b>Somerset Collection</b> | <b>78,229,580</b> | <b>73,105,650</b> | <b>6</b>     | <b>Mall - Retail</b> | <b>1.01%</b>   |
| 2    | DTE Electric Co            | 58,889,830        | 57,973,140        | 17           | Utility              | 0.80%          |
| 3    | Lithia Real Estate Inc     | 48,787,260        | 43,617,000        | 19           | Automotive Dealer    | 0.60%          |
| 4    | Troy Apts I-IV LLC         | 115,917,460       | 37,647,160        | 25           | Apartments           | 0.52%          |
| 5    | Zen Troy LLC               | 34,304,810        | 34,249,260        | 2            | Office/Apartment     | 0.47%          |
| 6    | Midtown Place Troy LLC     | 31,753,700        | 31,730,910        | 2            | Apartments           | 0.44%          |
| 7    | LREH Michigan LLC          | 31,144,130        | 28,777,100        | 7            | Office Leasing       | 0.40%          |
| 8    | Consumers Energy           | 27,057,270        | 26,734,180        | 12           | Utility              | 0.37%          |
| 9    | Pentrecentre LLC           | 25,393,250        | 24,882,660        | 2            | Office Leasing       | 0.34%          |
| 10   | Wilshire Plaza MI LP       | 23,080,630        | 20,199,620        | 3            | Office Leasing       | 0.28%          |
| 11   | Troy Tech SF Owner         | 18,752,590        | 18,752,590        | 5            | Office Leasing       | 0.26%          |
| 12   | 755 Tower Assoc LLC        | 19,070,160        | 18,097,220        | 2            | Office Leasing       | 0.25%          |
| 13   | Regents Park of Troy       | 24,070,490        | 16,987,760        | 3            | Apartments           | 0.23%          |
| 14   | Troy R2G Owner LLC         | 17,674,370        | 16,439,910        | 6            | Shopping-Retail      | 0.23%          |
| 15   | Marriott                   | 16,182,120        | 15,873,400        | 1            | Hotel                | 0.22%          |
| 16   | Troy Beaver Realty LLC     | 15,300,690        | 15,277,310        | 2            | Corp HQ              | 0.21%          |
| 17   | GLF Troy Office LLC        | 18,769,390        | 14,907,000        | 2            | Office Leasing       | 0.21%          |
| 18   | MK Oakland Mall LLC        | 14,916,090        | 14,775,960        | 6            | Mall - Retail        | 0.20%          |
| 19   | CC Troy Associates I LLC   | 14,188,210        | 13,836,530        | 3            | Office Leasing       | 0.19%          |
| 20   | Troy KS Development        | 16,542,960        | 13,509,030        | 6            | Office/Apartment     | 0.19%          |

10,026,428,690    **7,270,919,530**                      131                      7.39%

| City of Troy - Assessing Department |       |          |          |          |                                                     |
|-------------------------------------|-------|----------|----------|----------|-----------------------------------------------------|
| 2026 Commercial/Industrial ECF's    |       |          |          |          |                                                     |
| Neighborhood                        | Count | 2025 ECF | 2026 ECF | % Change | Business Description                                |
| APT1                                | 86    | 0.758    | 0.574    | -24.27%  | Apartments (Income Approach)                        |
| AUTO                                | 20    | 1.238    | 1.221    | -1.37%   | Auto Dealer                                         |
| BANK                                | 29    | 0.859    | 0.806    | -6.17%   | Bank                                                |
| BBS                                 | 7     | 1.069    | 1.069    | 0.00%    | Barber Beauty Shops                                 |
| BOWL                                | 4     | 0.247    | 0.247    | 0.00%    | Bowling (alleys have n/v)/Movie/Rink                |
| CH                                  | 7     | 0.434    | 0.434    | 0.00%    | Clubhouse                                           |
| CW                                  | 9     | 3.331    | 5.336    | 60.19%   | Car Wash                                            |
| DCC                                 | 16    | 0.800    | 0.724    | -9.50%   | Day Care Centers                                    |
| ENG                                 | 78    | 0.852    | 0.706    | -17.14%  | Engineering                                         |
| GAS                                 | 21    | 1.075    | 1.134    | 5.49%    | Gas/Service Station/Convenience                     |
| HC                                  | 4     | 0.250    | 0.254    | 1.60%    | Health Club                                         |
| HTL                                 | 18    | 0.828    | 0.989    | 19.44%   | Hotel/Motel                                         |
| ILM                                 | 669   | 1.103    | 1.105    | 0.18%    | Industrial LM                                       |
| LOFT                                | 40    | 1.019    | 0.968    | -5.00%   | Loft                                                |
| MED                                 | 96    | 0.965    | 0.803    | -16.79%  | Medical Office                                      |
| MKT                                 | 21    | 1.281    | 1.089    | -14.99%  | Market                                              |
| MORT                                | 2     | 0.641    | 0.641    | 0.00%    | Mortuary-Funeral Home                               |
| MSC                                 | 8     | 1.088    | 1.017    | -6.53%   | Multiple Senior Citizen                             |
| OFF                                 | 257   | 0.685    | 0.740    | 8.03%    | Office                                              |
| RHCOM                               | 23    | 0.972    | 0.865    | -11.01%  | Row Houses Commercial                               |
| RST                                 | 52    | 1.351    | 1.069    | -20.87%  | Restaurant Sit Down                                 |
| RSTFF                               | 30    | 0.940    | 1.168    | 24.26%   | Restaurant Fast Food                                |
| RTL                                 | 64    | 0.791    | 0.813    | 2.78%    | Retail                                              |
| SCN                                 | 84    | 1.902    | 1.744    | -8.31%   | Shopping Center Neighborhood                        |
| SCR                                 | 4     | 0.621    | 0.621    | 0.00%    | Shopping Center Regional (Somerset & Oakland Malls) |
| SG                                  | 39    | 1.863    | 1.940    | 4.13%    | Garage/Service Garage                               |
| VET                                 | 4     | 1.556    | 1.434    | -7.84%   | Veterinary                                          |
| WHSE                                | 41    | 1.236    | 0.939    | -24.03%  | Warehouse/Distribution-Mini-Storage                 |
| C3501                               | 8     | 1.660    | 1.356    | -18.31%  | Oakland Mall 14 Mile & John R Condos                |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

| 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |                  | 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |                  |
|------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------|------------------|
| City Village or Township                                                                             | Total<br>Millage | City Village or Township                                                                              | Total<br>Millage |
| Addison Twp                                                                                          | 9.6373           | Southfield Twp                                                                                        | 0.6000           |
| Auburn Hills                                                                                         | 13.0702          | Rose Twp                                                                                              | 4.4317           |
| Berkley                                                                                              | 15.4622          | Groveland Twp                                                                                         | 4.4557           |
| Beverly Hills Village                                                                                | 13.6064          | Oakland Twp                                                                                           | 5.1021           |
| Bingham Farms Village                                                                                | 10.0000          | Novi Twp                                                                                              | 5.5750           |
| Birmingham                                                                                           | 13.1041          | Holly Twp                                                                                             | 6.9269           |
| Bloomfield Hills                                                                                     | 10.9600          | Springfield Twp                                                                                       | 8.0285           |
| Bloomfield Twp                                                                                       | 12.1493          | Lyon Twp                                                                                              | 8.0306           |
| Brandon Twp                                                                                          | 11.2943          | Highland Twp                                                                                          | 8.2291           |
| Clarkston                                                                                            | 12.6444          | Orchard Lake Village (City)                                                                           | 8.3481           |
| Clawson                                                                                              | 22.9792          | Commerce Twp                                                                                          | 8.7246           |
| Commerce Twp                                                                                         | 8.7246           | Independence Twp                                                                                      | 9.1091           |
| Farmington                                                                                           | 19.6234          | Franklin Village                                                                                      | 9.4984           |
| Farmington Hills                                                                                     | 17.9518          | Addison Twp                                                                                           | 9.6373           |
| Fenton                                                                                               | 13.2471          | Orion Twp                                                                                             | 9.6502           |
| Ferndale                                                                                             | 24.0082          | Milford Twp                                                                                           | 9.7426           |
| Franklin Village                                                                                     | 9.4984           | <b>**Troy**</b>                                                                                       | <b>9.7919</b>    |
| Groveland Twp                                                                                        | 4.4557           | Bingham Farms Village                                                                                 | 10.0000          |
| Hazel Park                                                                                           | 35.8220          | White Lake Twp                                                                                        | 10.0818          |
| Highland Twp                                                                                         | 8.2291           | Novi                                                                                                  | 10.5376          |
| Holly Twp                                                                                            | 6.9269           | Bloomfield Hills                                                                                      | 10.9600          |
| Holly Village                                                                                        | 18.0523          | Lake Angelus                                                                                          | 10.9797          |
| Holly Village (RH)                                                                                   | 26.6007          | Rochester Hills                                                                                       | 11.2753          |
| Huntington Woods                                                                                     | 22.8345          | Brandon Twp                                                                                           | 11.2943          |
| Independence Twp                                                                                     | 9.1091           | West Bloomfield Twp                                                                                   | 12.0376          |
| Keego Harbor                                                                                         | 14.9426          | Bloomfield Twp                                                                                        | 12.1493          |
| Lake Angelus                                                                                         | 10.9797          | Wolverine Lake Village                                                                                | 12.5069          |
| Lake Orion Village                                                                                   | 22.2816          | Clarkston                                                                                             | 12.6444          |
| Lathrup Village (City)                                                                               | 25.8256          | Oxford Twp                                                                                            | 12.6767          |
| Leonard Village                                                                                      | 16.6373          | Rochester                                                                                             | 12.8446          |
| Lyon Twp                                                                                             | 8.0306           | Auburn Hills                                                                                          | 13.0702          |
| Madison Heights                                                                                      | 25.4572          | Birmingham                                                                                            | 13.1041          |
| Milford Twp                                                                                          | 9.7426           | Fenton                                                                                                | 13.2471          |
| Milford Village                                                                                      | 17.1646          | Waterford Twp                                                                                         | 13.5124          |
| Northville                                                                                           | 15.9890          | Beverly Hills Village                                                                                 | 13.6064          |
| Novi                                                                                                 | 10.5376          | Wixom                                                                                                 | 14.3169          |
| Novi Twp                                                                                             | 5.5750           | Keego Harbor                                                                                          | 14.9426          |
| Oak Park                                                                                             | 34.7659          | Berkley                                                                                               | 15.4622          |
| Oakland Twp                                                                                          | 5.1021           | Northville                                                                                            | 15.9890          |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

| 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |                  | 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |                  |
|------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------|------------------|
| City Village or Township                                                                             | Total<br>Millage | City Village or Township                                                                              | Total<br>Millage |
| Orchard Lake Village (City)                                                                          | 8.3481           | Leonard Village                                                                                       | 16.6373          |
| Orion Twp                                                                                            | 9.6502           | Sylvan Lake                                                                                           | 16.9100          |
| Ortonville Village                                                                                   | 17.1700          | Royal Oak                                                                                             | 17.1220          |
| Oxford Twp                                                                                           | 12.6767          | Milford Village                                                                                       | 17.1646          |
| Oxford Village                                                                                       | 23.7967          | Ortonville Village                                                                                    | 17.1700          |
| Pleasant Ridge                                                                                       | 21.3235          | Farmington Hills                                                                                      | 17.9518          |
| Pontiac                                                                                              | 18.9593          | Holly Village                                                                                         | 18.0523          |
| Rochester                                                                                            | 12.8446          | South Lyon                                                                                            | 18.5308          |
| Rochester Hills                                                                                      | 11.2753          | Pontiac                                                                                               | 18.9593          |
| Rose Twp                                                                                             | 4.4317           | Walled Lake                                                                                           | 19.4941          |
| Royal Oak                                                                                            | 17.1220          | Farmington                                                                                            | 19.6234          |
| Royal Oak Twp                                                                                        | 21.9631          | Pleasant Ridge                                                                                        | 21.3235          |
| South Lyon                                                                                           | 18.5308          | Royal Oak Twp                                                                                         | 21.9631          |
| Southfield                                                                                           | 26.8115          | Lake Orion Village                                                                                    | 22.2816          |
| Southfield Twp                                                                                       | 0.6000           | Huntington Woods                                                                                      | 22.8345          |
| Springfield Twp                                                                                      | 8.0285           | Clawson                                                                                               | 22.9792          |
| Sylvan Lake                                                                                          | 16.9100          | Oxford Village                                                                                        | 23.7967          |
| <b>** Troy **</b>                                                                                    | <b>9.7919</b>    | Ferndale                                                                                              | 24.0082          |
| Walled Lake                                                                                          | 19.4941          | Madison Heights                                                                                       | 25.4572          |
| Waterford Twp                                                                                        | 13.5124          | Lathrup Village (City)                                                                                | 25.8256          |
| West Bloomfield Twp                                                                                  | 12.0376          | Holly Village (RH)                                                                                    | 26.6007          |
| White Lake Twp                                                                                       | 10.0818          | Southfield                                                                                            | 26.8115          |
| Wixom                                                                                                | 14.3169          | Oak Park                                                                                              | 34.7659          |
| Wolverine Lake Village                                                                               | 12.5069          | Hazel Park                                                                                            | 35.8220          |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Macomb County**

| 2025 Macomb County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |               | 2025 Macomb County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |               |
|-----------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------|---------------|
| City Village or Township                                                                            | Total Millage | City Village or Township                                                                             | Total Millage |
| Armada Twp                                                                                          | 7.2812        | Richmond Twp                                                                                         | 3.7164        |
| Armada Village                                                                                      | 13.6204       | Ray Twp                                                                                              | 4.5735        |
| Bruce Twp                                                                                           | 7.2616        | Macomb Twp                                                                                           | 5.9114        |
| Center Line                                                                                         | 27.6663       | Lenox Twp                                                                                            | 6.5041        |
| Chesterfield Twp                                                                                    | 9.2951        | Washington Twp                                                                                       | 7.2437        |
| Clinton Twp                                                                                         | 15.4793       | Bruce Twp                                                                                            | 7.2616        |
| Eastpointe                                                                                          | 36.3246       | Armada Twp                                                                                           | 7.2812        |
| Fraser                                                                                              | 23.1734       | Chesterfield Twp                                                                                     | 9.2951        |
| Grosse Pointe Shores Village                                                                        | 16.9803       | Shelby Twp                                                                                           | 9.2999        |
| Harrison Twp                                                                                        | 9.4855        | Harrison Twp                                                                                         | 9.4855        |
| Lenox Twp                                                                                           | 6.5041        | <b>** Troy **</b>                                                                                    | <b>9.7919</b> |
| Macomb Twp                                                                                          | 5.9114        | New Baltimore                                                                                        | 12.9228       |
| Memphis                                                                                             | 18.0775       | Armada Village                                                                                       | 13.6204       |
| Mount Clemens                                                                                       | 24.2237       | New Haven Village                                                                                    | 13.7500       |
| New Baltimore                                                                                       | 12.9228       | Romeo Village (Bruce)                                                                                | 15.3957       |
| New Haven Village                                                                                   | 13.7500       | Romeo Village (Washington)                                                                           | 15.3957       |
| Ray Twp                                                                                             | 4.5735        | Clinton Twp                                                                                          | 15.4793       |
| Richmond                                                                                            | 15.5039       | Richmond                                                                                             | 15.5039       |
| Richmond Twp                                                                                        | 3.7164        | Grosse Pointe Shores Village                                                                         | 16.9803       |
| Romeo Village (Bruce)                                                                               | 15.3957       | Sterling Heights                                                                                     | 17.5323       |
| Romeo Village (Washington)                                                                          | 15.3957       | Memphis                                                                                              | 18.0775       |
| Roseville                                                                                           | 30.2060       | Utica                                                                                                | 19.2513       |
| Shelby Twp                                                                                          | 9.2999        | Fraser                                                                                               | 23.1734       |
| St Clair Shores                                                                                     | 23.5621       | St Clair Shores                                                                                      | 23.5621       |
| Sterling Heights                                                                                    | 17.5323       | Mount Clemens                                                                                        | 24.2237       |
| <b>** Troy **</b>                                                                                   | <b>9.7919</b> | Warren                                                                                               | 27.1535       |
| Utica                                                                                               | 19.2513       | Center Line                                                                                          | 27.6663       |
| Warren                                                                                              | 27.1535       | Roseville                                                                                            | 30.2060       |
| Washington Twp                                                                                      | 7.2437        | Eastpointe                                                                                           | 36.3246       |

City of Troy - Assessing Department  
Comparison of County Certified Local Millage Rates - Wayne County

| 2025 Wayne County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |               | 2025 Wayne County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate, without Transportation mills) |               |
|----------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------|
| City Village or Township                                                                           | Millage Rate  | City Village or Township                                                                                                          | Millage Rate  |
| Allen Park                                                                                         | 24.1151       | Brownstown Twp                                                                                                                    | 3.9324        |
| Belleville                                                                                         | 10.3924       | Canton Twp Chrtr                                                                                                                  | 4.2683        |
| Brownstown Twp                                                                                     | 3.9324        | Plymouth Twp                                                                                                                      | 5.1248        |
| Canton Twp Chrtr                                                                                   | 4.2683        | Sumpter Twp                                                                                                                       | 5.2696        |
| Dearborn                                                                                           | 22.9000       | Van Buren Twp                                                                                                                     | 7.2700        |
| Dearborn Heights                                                                                   | 22.1704       | Northville Twp                                                                                                                    | 8.2473        |
| Detroit                                                                                            | 28.4105       | Huron Twp                                                                                                                         | 8.5963        |
| Ecorse                                                                                             | 32.3938       | <b>** Troy **</b>                                                                                                                 | <b>9.7919</b> |
| Flat Rock                                                                                          | 19.9824       | Belleville                                                                                                                        | 10.3924       |
| Garden City                                                                                        | 24.1519       | Livonia                                                                                                                           | 13.7134       |
| Gibraltar                                                                                          | 20.1442       | Grosse Isle Twp                                                                                                                   | 14.2508       |
| Grosse Isle Twp                                                                                    | 14.2508       | Plymouth                                                                                                                          | 15.1198       |
| Grosse Pointe                                                                                      | 18.9072       | Romulus                                                                                                                           | 15.6903       |
| Grosse Pointe Farms                                                                                | 19.3543       | Northville                                                                                                                        | 15.9890       |
| Grosse Pointe Park                                                                                 | 21.1771       | Riverview                                                                                                                         | 18.5348       |
| Grosse Pointe Shores                                                                               | 19.0403       | Redford Twp                                                                                                                       | 18.6238       |
| Grosse Pointe Woods                                                                                | 21.8508       | Westland                                                                                                                          | 18.8715       |
| Hamtramck                                                                                          | 22.2587       | Grosse Pointe                                                                                                                     | 18.9072       |
| Harper Woods                                                                                       | 33.6776       | Grosse Pointe Shores                                                                                                              | 19.0403       |
| Highland Park                                                                                      | 41.8101       | Grosse Pointe Farms                                                                                                               | 19.3543       |
| Huron Twp                                                                                          | 8.5963        | Rockwood                                                                                                                          | 19.4760       |
| Inkster                                                                                            | 29.5317       | Flat Rock                                                                                                                         | 19.9824       |
| Lincoln Park                                                                                       | 20.2826       | Gibraltar                                                                                                                         | 20.1442       |
| Livonia                                                                                            | 13.7134       | Lincoln Park                                                                                                                      | 20.2826       |
| Melvindale                                                                                         | 36.2892       | Grosse Pointe Park                                                                                                                | 21.1771       |
| Northville                                                                                         | 15.9890       | Grosse Pointe Woods                                                                                                               | 21.8508       |
| Northville Twp                                                                                     | 8.2473        | Dearborn Heights                                                                                                                  | 22.1704       |
| Plymouth                                                                                           | 15.1198       | Hamtramck                                                                                                                         | 22.2587       |
| Plymouth Twp                                                                                       | 5.1248        | Woodhaven                                                                                                                         | 22.6433       |
| Redford Twp                                                                                        | 18.6238       | Dearborn                                                                                                                          | 22.9000       |
| River Rouge                                                                                        | 34.4334       | Wayne                                                                                                                             | 24.0832       |
| Riverview                                                                                          | 18.5348       | Allen Park                                                                                                                        | 24.1151       |
| Rockwood                                                                                           | 19.4760       | Garden City                                                                                                                       | 24.1519       |
| Romulus                                                                                            | 15.6903       | Wyandotte                                                                                                                         | 24.2218       |
| Southgate                                                                                          | 26.9476       | Taylor                                                                                                                            | 25.2332       |
| Sumpter Twp                                                                                        | 5.2696        | Southgate                                                                                                                         | 26.9476       |
| Taylor                                                                                             | 25.2332       | Trenton                                                                                                                           | 27.5899       |
| Trenton                                                                                            | 27.5899       | Detroit                                                                                                                           | 28.4105       |
| <b>** Troy **</b>                                                                                  | <b>9.7919</b> | Inkster                                                                                                                           | 29.5317       |
| Van Buren Twp                                                                                      | 7.2700        | Ecorse                                                                                                                            | 32.3938       |
| Wayne                                                                                              | 24.0832       | Harper Woods                                                                                                                      | 33.6776       |
| Westland                                                                                           | 18.8715       | River Rouge                                                                                                                       | 34.4334       |
| Woodhaven                                                                                          | 22.6433       | Melvindale                                                                                                                        | 36.2892       |
| Wyandotte                                                                                          | 24.2218       | Highland Park                                                                                                                     | 41.8101       |

**2026**  
**Top Twenty by Taxable Value**  
**Troy City - All**  
**City of Troy - Assessing Department**

| Rank          | Owner                    | 2026 A/V    | 2026 T/V    | Parcels | Activity          | %    |
|---------------|--------------------------|-------------|-------------|---------|-------------------|------|
| 1             | Somerset Collection      | 78,229,580  | 73,105,650  | 6       | Mall - Retail     | 1.01 |
| 2             | DTE Electric Co          | 58,889,830  | 57,973,140  | 17      | Utility           | 0.80 |
| 3             | Lithia Real Estate Inc   | 48,787,260  | 43,617,000  | 19      | Automotive Dealer | 0.60 |
| 4             | Troy Apts I-IV LLC       | 115,917,460 | 37,647,160  | 25      | Apartments        | 0.52 |
| 5             | Zen Troy LLC             | 34,304,810  | 34,249,260  | 2       | Office/Apartment  | 0.47 |
| 6             | Midtown Place Troy LLC   | 31,753,700  | 31,730,910  | 2       | Apartments        | 0.44 |
| 7             | LREH Michigan LLC        | 31,144,130  | 28,777,100  | 7       | Office Leasing    | 0.40 |
| 8             | Consumers Energy         | 27,057,270  | 26,734,180  | 12      | Utility           | 0.37 |
| 9             | Pentrecentre LLC         | 25,393,250  | 24,882,660  | 2       | Office Leasing    | 0.34 |
| 10            | Wilshire Plaza MI LP     | 23,080,630  | 20,199,620  | 3       | Office Leasing    | 0.28 |
| 11            | Troy Tech SF Owner       | 18,752,590  | 18,752,590  | 5       | Office Leasing    | 0.26 |
| 12            | 755 Tower Assoc LLC      | 19,070,160  | 18,097,220  | 2       | Office Leasing    | 0.25 |
| 13            | Regents Park of Troy     | 24,070,490  | 16,987,760  | 3       | Apartments        | 0.23 |
| 14            | Troy R2G Owner LLC       | 17,674,370  | 16,439,910  | 6       | Shopping-Retail   | 0.23 |
| 15            | Marriott                 | 16,182,120  | 15,873,400  | 1       | Hotel             | 0.22 |
| 16            | Troy Beaver Realty LLC   | 15,300,690  | 15,277,310  | 2       | Corp HQ           | 0.21 |
| 17            | GLF Troy Office LLC      | 18,769,390  | 14,907,000  | 2       | Office Leasing    | 0.21 |
| 18            | MK Oakland Mall LLC      | 14,916,090  | 14,775,960  | 6       | Mall - Retail     | 0.20 |
| 19            | CC Troy Associates I LLC | 14,188,210  | 13,836,530  | 3       | Office Leasing    | 0.19 |
| 20            | Troy KS Development      | 16,542,960  | 13,509,030  | 6       | Office/Apartment  | 0.19 |
| <b>Totals</b> |                          | 650,024,990 | 537,373,390 | 131     |                   | 7.39 |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**2026**  
**Top Twenty by Taxable Value**  
**Avondale Schools 63070**  
**City of Troy - Assessing Department**

| Rank          | Name                             | 2026 A/V          | 2026 T/V          | Parcels   | Activity            | %           |
|---------------|----------------------------------|-------------------|-------------------|-----------|---------------------|-------------|
| 1             | Nino Salvaggio Investment        | 7,111,060         | 5,515,570         | 2         | Market              | 0.08        |
| 2             | Optalis Troy Propco LLC          | 5,056,190         | 5,056,190         | 1         | Senior Housing      | 0.07        |
| 3             | Northfield Commons LLC           | 8,696,110         | 4,014,030         | 1         | Retail Rental       | 0.06        |
| 4             | Caswell Townhomes LLC            | 6,595,510         | 2,747,750         | 1         | Retail & Apartments | 0.04        |
| 5             | Sunrise Troy Assisted Living LLC | 3,326,950         | 2,244,150         | 1         | Senior Housing      | 0.03        |
| 6             | DTE Electric Co                  | 2,109,400         | 2,109,400         | 1         | Utility             | 0.03        |
| 7             | Trivista Investments LLC         | 1,982,890         | 1,944,880         | 1         | Clubhouse           | 0.03        |
| 8             | Caswell Town Center LLC          | 2,708,180         | 1,159,900         | 4         | Retail              | 0.02        |
| 9             | Consumers                        | 922,890           | 922,890           | 1         | Utility             | 0.01        |
| 10            | Troy Professional Buildings LLC  | 1,112,710         | 896,740           | 2         | Office Leasing      | 0.01        |
| 11            | Kroger of Michigan               | 787,880           | 787,880           | 1         | Shopping Market     | 0.01        |
| 12            | 6905 Rochester LLC               | 771,510           | 771,510           | 1         | Medical Office      | 0.01        |
| 13            | Havrilla, John F & Karen L       | 978,480           | 759,250           | 2         | Residences          | 0.01        |
| 14            | Murad, Yacoub & Ibtsam           | 914,190           | 642,250           | 2         | Residences          | 0.01        |
| 15            | Amberwood Townhomes LLC          | 862,180           | 605,530           | 1         | Apartments          | 0.01        |
| 16            | Comcast of CO/FL/MI/NM/PA/WA L   | 590,560           | 590,560           | 1         | Cable/Utility       | 0.01        |
| 17            | Bostick Trust, Charles R         | 965,480           | 568,580           | 4         | Residential/Rental  | 0.01        |
| 18            | South Blvd Property LLC          | 580,070           | 557,070           | 1         | Gas Station         | 0.01        |
| 19            | Zhu, Dongxiao                    | 560,700           | 554,580           | 1         | Residence           | 0.01        |
| 20            | 1981 South Blvd LLC              | 703,860           | 547,490           | 1         | Retail              | 0.01        |
| <b>Totals</b> |                                  | <b>47,336,800</b> | <b>32,996,200</b> | <b>30</b> |                     | <b>0.45</b> |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Birmingham Schools 63010**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V          | 2026 T/V          | Parcels   | Activity        | %           |
|---------------|-----------------------------|-------------------|-------------------|-----------|-----------------|-------------|
| 1             | Grand/Sakwa New Holland     | 14,385,810        | 6,747,910         | 3         | Retail Rental   | 0.09        |
| 2             | DTE Electric Co             | 6,473,350         | 6,436,270         | 2         | Utility         | 0.09        |
| 3             | Target Corp                 | 8,379,960         | 5,651,510         | 2         | Retail          | 0.08        |
| 4             | Home Depot                  | 6,917,210         | 4,013,280         | 2         | Retail          | 0.06        |
| 5             | SP Industrial IV LP         | 3,485,070         | 3,432,240         | 2         | Industrial      | 0.05        |
| 6             | LA Fitness/Club Studio      | 3,871,690         | 2,771,460         | 2         | Gym             | 0.04        |
| 7             | Kroger Co of Michigan       | 4,179,280         | 2,572,680         | 2         | Shopping Market | 0.04        |
| 8             | International Transmission  | 2,420,610         | 2,420,610         | 1         | Utility         | 0.03        |
| 9             | Kohl's Michigan LP          | 3,515,750         | 2,132,530         | 1         | Retail          | 0.03        |
| 10            | Haddad, Deena               | 906,320           | 906,320           | 1         | Residence       | 0.01        |
| 11            | Consumers Energy            | 893,200           | 893,200           | 1         | Utility         | 0.01        |
| 12            | Secured Storage             | 1,463,930         | 877,080           | 2         | Storage         | 0.01        |
| 13            | Charlip, Ari & Jody         | 874,820           | 841,080           | 1         | Residence       | 0.01        |
| 14            | 2717 Industrial Row LLC     | 901,610           | 838,010           | 1         | Industrial      | 0.01        |
| 15            | Wolverine Carbide Die Co    | 1,620,450         | 832,140           | 1         | Industrial      | 0.01        |
| 16            | ESS Prisa LLC               | 1,510,900         | 824,910           | 1         | Warehouse       | 0.01        |
| 17            | Fields Christopher          | 931,420           | 787,640           | 1         | Residence       | 0.01        |
| 18            | Hankins, Jonathan A         | 766,030           | 766,030           | 1         | Residence       | 0.01        |
| 19            | Fishman Trust               | 900,270           | 763,150           | 1         | Residence       | 0.01        |
| 20            | 2966 Industrial Row Acq LLC | 783,390           | 758,680           | 1         | Industrial      | 0.01        |
| <b>Totals</b> |                             | <b>65,181,070</b> | <b>45,266,730</b> | <b>29</b> |                 | <b>0.62</b> |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Bloomfield Schools 63080**  
**City of Troy - Assessing Department**

| Rank          | Name                       | 2026 A/V   | 2026 T/V   | Parcels | Activity       | %    |
|---------------|----------------------------|------------|------------|---------|----------------|------|
| 1             | Windemere Park of Troy     | 3,343,120  | 3,210,400  | 1       | Senior Living  | 0.04 |
| 2             | Kumar & Shwet              | 2,354,270  | 2,324,490  | 1       | Residence      | 0.03 |
| 3             | Jazrawi                    | 2,280,580  | 2,280,580  | 1       | Residence      | 0.03 |
| 4             | Pillarisetty Srinivas      | 2,146,480  | 2,146,480  | 1       | Residence      | 0.03 |
| 5             | DTE Electric Co            | 1,520,590  | 1,464,500  | 2       | Utility        | 0.02 |
| 6             | Chadha Rajbir & Satinder   | 1,975,030  | 1,433,100  | 2       | Residence      | 0.02 |
| 7             | Montgomery Mark & Alex     | 1,300,000  | 1,300,000  | 1       | Residence      | 0.02 |
| 8             | Reid John & Mary           | 2,689,680  | 1,165,650  | 2       | Residential    | 0.02 |
| 9             | Pillumaj Arben & Mirela    | 2,218,130  | 1,153,310  | 2       | Residential    | 0.02 |
| 10            | LREH California LLC        | 1,536,840  | 1,148,100  | 1       | Office Leasing | 0.02 |
| 11            | Brikho George & Suzanne    | 1,367,010  | 1,130,390  | 1       | Residential    | 0.02 |
| 12            | Garippa Trust              | 1,503,350  | 1,058,750  | 1       | Residence      | 0.01 |
| 13            | Baciu Paul                 | 1,088,450  | 1,058,030  | 1       | Residence      | 0.01 |
| 14            | Veluru Ramesh & Haripriya  | 1,973,220  | 940,940    | 1       | Residence      | 0.01 |
| 15            | Malik Asif & Naseem        | 2,207,200  | 878,870    | 1       | Residence      | 0.01 |
| 16            | Dedvukaj Deda & Christine  | 1,908,290  | 865,870    | 1       | Residence      | 0.01 |
| 17            | Mac Neill John             | 1,989,830  | 863,340    | 1       | Residence      | 0.01 |
| 18            | Varghese Mathew & Naysha   | 1,867,240  | 835,120    | 1       | Residence      | 0.01 |
| 19            | Kissoondial P A & Laurie A | 992,090    | 809,650    | 1       | Residence      | 0.01 |
| 20            | Khan Amin & Nina           | 1,629,600  | 792,980    | 1       | Residence      | 0.01 |
| <b>Totals</b> |                            | 37,891,000 | 26,860,550 | 24      |                | 0.37 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Lamphere Schools 63280**  
**City of Troy - Assessing Department**

| Rank          | Owner                         | 2026 A/V    | 2026 T/V   | Count | Activity    | %    |
|---------------|-------------------------------|-------------|------------|-------|-------------|------|
| 1             | MK Oakland Mall LLC           | 14,916,090  | 14,009,560 | 6     | Mall/Retail | 0.19 |
| 2             | RCG Troy LLC                  | 13,743,610  | 13,334,060 | 2     | Retail      | 0.18 |
| 5             | MGA Research Corp             | 11,266,940  | 11,266,940 | 1     | Engineering | 0.15 |
| 3             | CR Oakland Square LLC         | 13,274,010  | 10,950,370 | 3     | Retail      | 0.15 |
| 4             | 500 W Holdings LLC            | 5,353,290   | 5,353,290  | 1     | Retail      | 0.07 |
| 6             | Spirit Realty LP              | 4,637,590   | 4,556,090  | 1     | Retail      | 0.06 |
| 8             | Zago Properties LLC           | 5,450,150   | 4,382,650  | 1     | Retail      | 0.06 |
| 7             | 14 Mile & John R Holdings LLC | 6,060,330   | 4,292,730  | 5     | Retail      | 0.06 |
| 9             | Sun Rise Troy LLC             | 4,626,260   | 3,908,630  | 1     | Retail      | 0.05 |
| 10            | CTL Propco I LLC              | 3,249,060   | 2,774,740  | 1     | Retail      | 0.04 |
| 11            | 400 John R Road LLC           | 4,185,200   | 2,648,530  | 1     | Retail      | 0.04 |
| 20            | Clean Express Auto Wash LLC   | 2,204,050   | 2,204,050  | 1     | Car Wash    | 0.03 |
| 12            | Wolverine Carbide & Tool      | 2,853,870   | 2,156,810  | 2     | Warehouse   | 0.03 |
| 13            | Bostick West Prop LLC         | 3,475,580   | 2,136,070  | 4     | Industrial  | 0.03 |
| 14            | Terry Mammen Invest Trust     | 2,195,620   | 2,122,220  | 1     | Retail      | 0.03 |
| 16            | AGNL Doors LLC                | 1,561,480   | 1,377,640  | 1     | Industrial  | 0.02 |
| 17            | 600 Data Center LLC           | 1,866,710   | 1,325,290  | 1     | Industrial  | 0.02 |
| 18            | Telli Invt LLC                | 1,320,000   | 1,207,710  | 1     | Industrial  | 0.02 |
| 19            | CME Property LLC              | 1,178,840   | 1,066,570  | 1     | Industrial  | 0.01 |
| 15            | Vosburgh Investments LP       | 1,124,390   | 961,320    | 1     | Restaurant  | 0.01 |
| <b>Totals</b> |                               | 104,543,070 | 92,035,270 | 36    |             | 1.27 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Royal Oak Schools 63040**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V          | 2026 T/V          | Parcels   | Activity          | %           |
|---------------|-----------------------------|-------------------|-------------------|-----------|-------------------|-------------|
| 1             | Cole OFC Troy MI LLC        | 4,558,540         | 4,347,800         | 1         | Office Leasing    | 0.06        |
| 2             | Fairfield Inn & Towneplace  | 7,585,840         | 4,135,520         | 1         | Hotel             | 0.06        |
| 4             | 250 Stephenson Assoc Inc    | 3,936,800         | 3,350,470         | 1         | Office Leasing    | 0.05        |
| 3             | Holiday Inn Express         | 5,454,120         | 2,942,900         | 2         | Hotel             | 0.04        |
| 5             | SourceHOV LLC               | 2,999,810         | 2,815,490         | 1         | Office Leasing    | 0.04        |
| 6             | LREH Michigan LLC           | 4,054,750         | 2,724,120         | 1         | Office Leasing    | 0.04        |
| 7             | Kostal of America Inc       | 3,170,660         | 2,492,550         | 2         | Corporate HQ      | 0.03        |
| 8             | HOV Services Inc            | 1,752,060         | 1,752,060         | 1         | Personal Property | 0.02        |
| 9             | Troy 750 Investors LLC      | 1,869,170         | 1,623,190         | 1         | Office Leasing    | 0.02        |
| 10            | FSC Con Troy MI LLC         | 1,720,300         | 1,529,910         | 1         | Industrial        | 0.02        |
| 11            | 501 Stephenson LLC          | 1,266,710         | 1,152,910         | 1         | Industrial        | 0.02        |
| 12            | Troy 500 Investors LLC      | 3,097,670         | 1,128,440         | 1         | Office Leasing    | 0.02        |
| 13            | Site One Landscape LLC      | 1,124,650         | 924,960           | 2         | Landscaping       | 0.01        |
| 14            | Phoenix Wire Works Inc      | 1,892,290         | 923,990           | 1         | Industrial        | 0.01        |
| 15            | Intraco Corporation         | 887,250           | 805,510           | 2         | Office Leasing    | 0.01        |
| 16            | Source Corp BPS Inc         | 769,600           | 769,600           | 1         | Personal Property | 0.01        |
| 18            | Continental Catering        | 763,500           | 763,500           | 1         | Catering          | 0.01        |
| 17            | Deal Investment LLC         | 1,011,640         | 762,380           | 1         | Office Leasing    | 0.01        |
| 19            | St Real Estate Holdings LLC | 941,760           | 667,440           | 1         | Office Leasing    | 0.01        |
| 20            | North American Bancard      | 602,460           | 602,460           | 1         | Personal Property | 0.01        |
| <b>Totals</b> |                             | <b>49,459,580</b> | <b>36,215,200</b> | <b>24</b> |                   | <b>0.50</b> |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Troy Schools 63150**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V    | 2026 T/V    | Parcels | Activity        | %    |
|---------------|-----------------------------|-------------|-------------|---------|-----------------|------|
| 1             | Somerset Collection         | 78,229,580  | 73,105,650  | 6       | Mall - Retail   | 1.01 |
| 2             | DTE Electric Co             | 45,114,420  | 44,290,900  | 9       | Utility         |      |
| 3             | Lithia Real Estate Inc      | 43,088,970  | 38,698,760  | 17      | Auto Dealership | 0.53 |
| 4             | Troy Apartments I-IV LLC    | 115,917,460 | 37,647,160  | 25      | Apartments      | 0.52 |
| 5             | Zen WGOK LLC                | 34,304,810  | 34,249,260  | 2       | Apartments      | 0.47 |
| 6             | Midtown Place Troy LLC      | 31,753,700  | 31,730,910  | 2       | Apartments      | 0.44 |
| 7             | LREH Michigan LLC           | 27,089,380  | 26,052,980  | 6       | Office Leasing  | 0.36 |
| 8             | Pentrecentre LLC            | 25,393,250  | 24,882,660  | 2       | Office Leasing  | 0.34 |
| 9             | Consumers Energy            | 21,339,990  | 21,016,900  | 6       | Utility         | 0.29 |
| 10            | Wilshire Plaza MI Realty LP | 23,080,630  | 20,199,620  | 3       | Office Leasing  | 0.28 |
| 11            | 755 Tower Associates LLC    | 19,070,160  | 18,097,220  | 2       | Office Leasing  | 0.25 |
| 12            | Regents Park of Troy        | 24,070,490  | 16,987,760  | 3       | Apartments      | 0.23 |
| 13            | Troy R2G Owner LLC          | 17,674,370  | 16,439,910  | 6       | Retail          | 0.23 |
| 14            | Marriott                    | 16,372,210  | 16,063,490  | 2       | Hotel           | 0.22 |
| 15            | Troy Beaver Realty LLC      | 15,300,690  | 15,277,310  | 2       | Office Leasing  | 0.21 |
| 16            | GLF Troy Office LLC         | 18,769,390  | 14,907,000  | 2       | Office Leasing  | 0.21 |
| 19            | CC Troy Assoc I LLC         | 14,188,210  | 13,836,530  | 3       | Office          | 0.19 |
| 18            | Troy KS Development LLC     | 16,542,960  | 13,509,030  | 6       | Office          | 0.19 |
| 17            | CC Troy Assoc II LLC        | 13,128,300  | 12,893,940  | 1       | Office          | 0.18 |
| 20            | Nemer Troy Place Realty LLC | 16,165,500  | 12,774,730  | 5       | Office          | 0.18 |
| <b>Totals</b> |                             | 616,594,470 | 502,661,720 | 110     |                 | 6.91 |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**2026**

**Top Twenty by Taxable Value**

**Warren Consolidated Schools 50230**

**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V   | 2026 T/V   | Parcels | Activity              | %    |
|---------------|-----------------------------|------------|------------|---------|-----------------------|------|
| 1             | Troy Tech SF Owner LLC      | 18,752,590 | 18,752,590 | 5       | Industrial Leasing    | 0.26 |
| 2             | Edinburgh Properties LP     | 10,818,370 | 7,241,690  | 1       | Apartments            | 0.10 |
| 3             | Home Properties             | 12,005,050 | 5,717,560  | 2       | Apartments            | 0.08 |
| 4             | Lithia Real Estate Inc      | 5,698,290  | 4,918,240  | 2       | Auto Dealer           | 0.07 |
| 5             | 2055 Meridian Troy LLC      | 4,295,340  | 4,224,750  | 1       | Industrial            | 0.06 |
| 6             | Indusco Holdings LLC        | 4,626,680  | 4,190,170  | 1       | Industrial            | 0.06 |
| 7             | Consumers Energy            | 3,177,920  | 3,177,920  | 1       | Utility Personal Prop | 0.04 |
| 8             | 1783 East Fourteen Mile LLC | 3,258,780  | 3,093,560  | 2       | Industrial            | 0.04 |
| 9             | DTE Electric Co             | 2,853,150  | 2,853,150  | 1       | Utility Personal Prop | 0.04 |
| 10            | Beaumont Health             | 2,794,390  | 2,794,390  | 1       | Industrial Leasing    | 0.04 |
| 11            | Holden Hayden LLC           | 2,861,630  | 2,599,970  | 1       | Industrial            | 0.04 |
| 12            | Lukowski Yarema LLC         | 4,771,630  | 2,228,900  | 5       | Manufacturing         | 0.03 |
| 13            | DL Assoc LLC                | 1,871,840  | 1,793,810  | 2       | Industrial            | 0.02 |
| 14            | PNC Equipment Finance LLC   | 1,791,910  | 1,791,910  | 1       | Personal Property     | 0.02 |
| 15            | 1735 Troy LLC               | 1,734,620  | 1,686,060  | 1       | Industrial            | 0.02 |
| 16            | 1099 Chicago Road LLC       | 2,708,290  | 1,619,920  | 1       | Industrial            | 0.02 |
| 17            | Mobile Air Inc              | 1,577,800  | 1,577,800  | 1       | Industrial            | 0.02 |
| 18            | John R Spring Co LLC        | 4,975,590  | 1,431,090  | 1       | Repair                | 0.02 |
| 19            | Bostick Real Estate LLC     | 2,513,520  | 1,430,640  | 3       | Industrial Leasing    | 0.02 |
| 20            | American Polish Cultural    | 2,764,250  | 1,416,320  | 3       | Clubhouse             | 0.02 |
| <b>Totals</b> |                             | 95,851,640 | 74,540,440 | 36      |                       | 1.03 |

**Total A/V** 10,026,428,690 **Total T/V** 7,270,919,530

**2026**  
**Top Twenty by Taxable Value**  
**DDA**  
**City of Troy - Assessing Department**

| Rank          | Owner                     | 2026 A/V           | 2026 T/V           | Parcels   | Activity       | %           |
|---------------|---------------------------|--------------------|--------------------|-----------|----------------|-------------|
| 1             | Somerset Collection       | 78,229,580         | 73,105,650         | 6         | Mall - Retail  | 1.01        |
| 2             | Zen WGOK LLC              | 34,304,810         | 34,249,260         | 2         | Apartments     | 0.47        |
| 3             | Pentrecentre LLC          | 25,393,250         | 24,882,660         | 2         | Office Leasing | 0.34        |
| 4             | Wilshire Plaza MI Realty  | 23,080,630         | 20,199,620         | 3         | Office Leasing | 0.28        |
| 5             | 755 Tower Associates LLC  | 19,070,160         | 18,097,220         | 2         | Office Leasing | 0.25        |
| 6             | LREH Michigan LLC         | 17,025,720         | 16,558,240         | 4         | Office Leasing | 0.23        |
| 7             | CC Troy Associates I LLC  | 14,188,210         | 13,836,530         | 3         | Office Leasing | 0.19        |
| 8             | CC Troy Associates II LLC | 13,128,300         | 12,893,940         | 1         | Office Leasing | 0.18        |
| 9             | Nemer Troy Place Realty   | 16,165,500         | 12,774,730         | 5         | Office Leasing | 0.18        |
| 10            | Somerset Campus Hold LLC  | 13,024,430         | 12,719,390         | 1         | Office         | 0.17        |
| 11            | VHS Childrens Hospital    | 12,375,100         | 12,375,100         | 2         | Hospital       | 0.17        |
| 12            | Macy's                    | 13,046,070         | 10,637,080         | 2         | Retail         | 0.15        |
| 13            | F Squared LLC             | 12,180,760         | 9,958,100          | 1         | Apartments     | 0.14        |
| 14            | Liberty Investments I LLC | 10,440,610         | 9,863,060          | 2         | Office Leasing | 0.14        |
| 15            | Troy KS Development LLC   | 10,624,170         | 8,998,690          | 5         | Office Leasing | 0.12        |
| 16            | Galleria of Troy LLC      | 13,093,360         | 8,767,540          | 1         | Office Leasing | 0.12        |
| 17            | Nordstrom Inc             | 8,426,650          | 7,715,180          | 2         | Retail         | 0.11        |
| 18            | Troy Dual Hospitality LLC | 7,475,500          | 7,092,440          | 1         | Hotel          | 0.10        |
| 19            | NS International Ltd      | 7,795,920          | 6,338,790          | 2         | Office Leasing | 0.09        |
| 20            | Sheffield Owner LLC       | 10,232,780         | 6,110,130          | 2         | Office Leasing | 0.08        |
| <b>Totals</b> |                           | <b>359,301,510</b> | <b>327,173,350</b> | <b>49</b> |                | <b>4.50</b> |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**City of Troy 2026**

**March Board of Review Minutes**

**Organizational Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 3, 2026 10:00 A.M.-12:00 P.M.**

The 2026 Board of Review was called to order at 10:00 A.M. at Troy City Hall.

Members present:

- Howard Adams
- Karen Greenwood

Member absent:

- Michele Shoan

Karen Greenwood moved to appoint Howard Adams as Chairperson.

Motion carried.

Also present were City Assessor Kelly Timm, who served as Secretary to the Board of Review, and Bryan Paris, Deputy Assessor.

City Assessor Kelly Timm presented the 2026 Certified Assessment Roll to the Board, reviewed procedures for conducting business, outlined statutory or policy changes for the year, and briefed the Board on elements of the 2026 Assessment Roll.

There were no corrections of omissions or errors.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 12:00 PM.

Actual Hours in Session: 2 hours

Scheduled Appointments: None

**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**MONDAY, MARCH 9, 2026 9:00 A.M-4:00 P.M.**

The 2026 Board of Review was called to order at 9:00 A.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 4:00 PM.

Actual Hours in Session: 8 hours

## 2026 March Board of Review Report 03/09/2026

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

002.03.9

88-20-02-153-081

**GUO, LILY****1372 HOLLINS HALL**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

259,900

223,120

259,900

223,120

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

010.03.9

88-20-02-228-036

**CHOW, MATTHEW****1975 CHANCERY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$215,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

236,460

236,460

215,000

215,000

-21,460

-21,460

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

012.03.9

88-20-05-428-007

**BASU, RAHUL****6391 DENTON**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

286,730

270,930

286,730

270,930

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

008.03.9

88-20-06-351-006

**SHAFI, SHAH H****6227 MALVERN**

THE PETITIONER SUBMITTED AN APPRAISAL, COMPARABLES, LAND ANALYSIS, ECF, AND LOCATION FOR THE BOARD TO REVIEW. THE PETITIONER ALSO REQUESTED A CLASSIFICATION CHANGE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$1,400,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

1,523,900

1,523,900

1,400,000

1,400,000

-123,900

-123,900

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

003.03.9

88-20-08-376-225

**SOLIMAN, RAMY****1815 BRENTWOOD**

THE PETITIONER SUBMITTED MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$127,500.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

## 2026 March Board of Review Report

138,370

138,370

127,500

127,500

-10,870

-10,870

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

014.03.9

88-20-09-203-005

**BOLLAVARAM, SRIKAR & SREEDEVI****5900 WRIGHT**

THE PETITIONER STATED CONDITION OF THE HOME TO DISPUTE T/V FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

170,470

151,670

170,470

151,670

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

005.03.9

88-20-12-351-031

**LANHAM, MICHAEL W****2124 TUCKER**

THE PETITIONER SUBMITTED MARKET DATA AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$175,000 AND NO CHANGE TO THE TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

210,810

107,780

175,000

107,780

-35,810

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

004.03.9

88-20-13-205-001

**HAFELI, CATHERINE BESSETTE & MARK****4934 DANBURY**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

170,640

170,640

170,640

170,640

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

013.03.9

88-20-16-252-048

**ABDOLLAH, FIRAS****421 BRACKEN**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

360,790

311,560

360,790

311,560

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

011.03.9

88-20-18-451-043

**KASSAK, TRAVIS****4148 WENTWORTH**

## 2026 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$294,100 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 300,040  | 294,100  | 294,100      | 294,100      | -5,940     | 0          |

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| Appeal Date  | Appeal # | Parcel ID #      |
|--------------|----------|------------------|
| 03/09/2026   | 009.03.9 | 88-20-22-177-049 |
| LI, KAI QUAN |          | 315 TROMBLEY     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 177,440  | 158,890  | 177,440      | 158,890      | 0          | 0          |

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| Appeal Date                         | Appeal # | Parcel ID #      |
|-------------------------------------|----------|------------------|
| 03/09/2026                          | 001.03.9 | 88-20-23-378-034 |
| TETALI TRUST, GANGI REDDY & SUDHA R |          | 1374 HARTLAND    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 291,340  | 185,700  | 291,340      | 185,700      | 0          | 0          |

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| Appeal Date             | Appeal # | Parcel ID #      |
|-------------------------|----------|------------------|
| 03/09/2026              | 015.03.9 | 88-20-23-402-004 |
| HARMONY RESIDENTIAL LLC |          | 3455 HARMONY     |

THE PETITIONER BROUGHT COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 182,470  | 182,470  | 182,470      | 182,470      | 0          | 0          |

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| Appeal Date     | Appeal # | Parcel ID #      |
|-----------------|----------|------------------|
| 03/09/2026      | 006.03.9 | 88-20-24-104-028 |
| YUAN , XIAOQING |          | 3909 SANDPIPER   |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 454,960  | 454,960  | 454,960      | 454,960      | 0          | 0          |

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| Appeal Date | Appeal # | Parcel ID # |
|-------------|----------|-------------|
|-------------|----------|-------------|

## 2026 March Board of Review Report

03/09/2026

007.03.9

88-20-24-477-004

**SHEKO, ARDIAN & ELIDJONA**

**3147 HERITAGE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| 182,850         | 171,250         | 182,850             | 171,250             | 0                 | 0                 |

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**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 10, 2026 1:00 P.M-9:00 P.M.**

The 2026 Board of Review was called to order at 1:00 P.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 9:00 PM.

Actual Hours in Session: 8 hour

## 2026 March Board of Review Report 03/10/2026

| Appeal Date                     | Appeal #  | Parcel ID #           |
|---------------------------------|-----------|-----------------------|
| 03/10/2026                      | 008.03.10 | 88-20-02-101-018      |
| <b>TRIVISTA INVESTMENTS LLC</b> |           | <b>6950 ROCHESTER</b> |

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 1,982,890 | 1,944,880 | 1,982,890    | 1,944,880    | 0          | 0          |

---

| Appeal Date            | Appeal #  | Parcel ID #        |
|------------------------|-----------|--------------------|
| 03/10/2026             | 016.03.10 | 88-20-03-201-026   |
| <b>JIIKA, OLIVER E</b> |           | <b>6729 NORTON</b> |

THE PETITIONER SUBMITTED CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 207,220  | 207,220  | 207,220      | 207,220      | 0          | 0          |

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| Appeal Date         | Appeal #  | Parcel ID #           |
|---------------------|-----------|-----------------------|
| 03/10/2026          | 007.03.10 | 88-20-03-401-028      |
| <b>PROP6325 LLC</b> |           | <b>6325 ROCHESTER</b> |

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER AND HIS ATTORNEY REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 171,730  | 171,730  | 171,730      | 171,730      | 0          | 0          |

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| Appeal Date                            | Appeal #  | Parcel ID #       |
|----------------------------------------|-----------|-------------------|
| 03/10/2026                             | 012.03.10 | 88-20-04-303-012  |
| <b>MOGARA, SHRADDHA S &amp; SUKESH</b> |           | <b>807 WESLEY</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$290,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 320,640  | 312,450  | 290,000      | 290,000      | -30,640    | -22,450    |

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| Appeal Date                             | Appeal #  | Parcel ID #         |
|-----------------------------------------|-----------|---------------------|
| 03/10/2026                              | 006.03.10 | 88-20-06-404-011    |
| <b>AHMED, NAEEM &amp; SAADIA BUSHRA</b> |           | <b>6383 CATALPA</b> |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

## 2026 March Board of Review Report

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 370,150  | 370,150  | 370,150      | 370,150      | 0          | 0          |

| Appeal Date                          | Appeal #  | Parcel ID #       |
|--------------------------------------|-----------|-------------------|
| 03/10/2026                           | 014.03.10 | 88-20-07-102-027  |
| <b>MICLEA, IOAN &amp; GRIGORIANA</b> |           | <b>2800 LENOX</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 316,590  | 291,830  | 316,590      | 291,830      | 0          | 0          |

| Appeal Date         | Appeal #  | Parcel ID #           |
|---------------------|-----------|-----------------------|
| 03/10/2026          | 020.03.10 | 88-20-07-202-025      |
| <b>DAHMAN, WAEL</b> |           | <b>5829 CLEARVIEW</b> |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 504,780  | 478,810  | 504,780      | 478,810      | 0          | 0          |

| Appeal Date                        | Appeal #  | Parcel ID #           |
|------------------------------------|-----------|-----------------------|
| 03/10/2026                         | 017.03.10 | 88-20-07-251-010      |
| <b>LOPEZ, JOHN PAUL &amp; RHEA</b> |           | <b>2362 TALL OAKS</b> |

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 450,800  | 417,360  | 450,800      | 417,360      | 0          | 0          |

| Appeal Date           | Appeal #  | Parcel ID #            |
|-----------------------|-----------|------------------------|
| 03/10/2026            | 018.03.10 | 88-20-10-306-024       |
| <b>MILLER, JUDITH</b> |           | <b>5379 WINCHESTER</b> |

THE PETITIONER SUBMITTED AN APPRAISAL AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$225,000

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 236,200  | 236,200  | 225,000      | 225,000      | -11,200    | -11,200    |

| Appeal Date | Appeal #  | Parcel ID #      |
|-------------|-----------|------------------|
| 03/10/2026  | 019.03.10 | 88-20-11-352-010 |

## 2026 March Board of Review Report

**FERNANDES, REAGAN LAZARO**

**1091 ASHLEY**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 197,170  | 197,170  | 197,170      | 197,170      | 0          | 0          |

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| Appeal Date         | Appeal #  | Parcel ID #       |
|---------------------|-----------|-------------------|
| 03/10/2026          | 013.03.10 | 88-20-12-157-021  |
| <b>HENEN, YASSA</b> |           | <b>5531 ASTER</b> |

THE PROPERTY INSPECTOR REPRESENTED THE PETITIONER AND SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 203,700  | 171,210  | 203,700      | 171,210      | 0          | 0          |

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| Appeal Date                        | Appeal #  | Parcel ID #        |
|------------------------------------|-----------|--------------------|
| 03/10/2026                         | 004.03.10 | 88-20-15-253-003   |
| <b>NUTALAPATI, VENKATA KRISHNA</b> |           | <b>538 ECKFORD</b> |

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$500,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 525,520  | 525,520  | 500,000      | 500,000      | -25,520    | -25,520    |

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| Appeal Date                     | Appeal #  | Parcel ID #        |
|---------------------------------|-----------|--------------------|
| 03/10/2026                      | 009.03.10 | 88-20-15-253-006   |
| <b>KRISHNAPPA, FNU SRIKANTH</b> |           | <b>592 ECKFORD</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$508,500

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 526,380  | 526,380  | 508,500      | 508,500      | -17,880    | -17,880    |

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| Appeal Date                      | Appeal #  | Parcel ID #         |
|----------------------------------|-----------|---------------------|
| 03/10/2026                       | 021.03.10 | 88-20-17-253-007    |
| <b>MANN, CHARLES &amp; KELLY</b> |           | <b>4623 BENTLEY</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 386,900  | 275,190  | 386,900      | 275,190      | 0          | 0          |

## 2026 March Board of Review Report

| Appeal Date | Appeal #  | Parcel ID #      |
|-------------|-----------|------------------|
| 03/10/2026  | 010.03.10 | 88-20-18-402-048 |
| NAWAR, AMIR |           | 2395 KINGSBURY   |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 876,700  | 761,300  | 876,700      | 761,300      | 0          | 0          |

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| Appeal Date  | Appeal #  | Parcel ID #      |
|--------------|-----------|------------------|
| 03/10/2026   | 011.03.10 | 88-20-21-352-016 |
| ZEN WGOK LLC |           | 177 WILSHIRE     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V   | 2026 T/V   | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|------------|------------|--------------|--------------|------------|------------|
| 34,109,500 | 34,053,950 | 34,109,500   | 34,053,950   | 0          | 0          |

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| Appeal Date      | Appeal #  | Parcel ID #      |
|------------------|-----------|------------------|
| 03/10/2026       | 001.03.10 | 88-20-23-276-010 |
| PARAJULI, NIRMAL |           | 1867 NORTH LAKE  |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 211,110  | 201,740  | 211,110      | 201,740      | 0          | 0          |

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| Appeal Date                      | Appeal #  | Parcel ID #      |
|----------------------------------|-----------|------------------|
| 03/10/2026                       | 015.03.10 | 88-20-24-401-029 |
| CHOWDHURY, MOHAMMED & JANNATUN N |           | 2673 LOCKSLEY    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 292,330  | 259,330  | 292,330      | 259,330      | 0          | 0          |

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| Appeal Date      | Appeal #  | Parcel ID #      |
|------------------|-----------|------------------|
| 03/10/2026       | 003.03.10 | 88-20-27-430-027 |
| RENSHAW, GIANG T |           | 1089 ARTHUR      |

THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND SUBMITTED COMPS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$127,500.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 189,160  | 189,160  | 127,500      | 127,500      | -61,660    | -61,660    |

## 2026 March Board of Review Report

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|                     |                 |                    |
|---------------------|-----------------|--------------------|
| <b>Appeal Date</b>  | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/10/2026          | 005.03.10       | 88-20-30-278-018   |
| <b>DAVIS, TONYA</b> |                 | <b>2375 DERBY</b>  |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE TAXABLE AND ASSESSED VALUE TO \$205,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 222,500         | 222,500         | 205,000             | 205,000             | -17,500           | -17,500           |

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|                           |                 |                    |
|---------------------------|-----------------|--------------------|
| <b>Appeal Date</b>        | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/10/2026                | 002.03.10       | 88-20-36-227-065   |
| <b>BERNARD, MICHAEL D</b> |                 | <b>2696 IOWA</b>   |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$140,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 144,710         | 144,710         | 140,000             | 140,000             | -4,710            | -4,710            |

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**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**WEDNESDAY, MARCH 11, 2026 3:00 P.M-9:00 P.M.**

The 2026 Board of Review was called to order at 3:00 P.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 9:00 PM.

Actual Hours in Session: 6 hours

## 2026 March Board of Review Report 03/11/2026

| Appeal Date          | Appeal #  | Parcel ID #           |
|----------------------|-----------|-----------------------|
| 03/11/2026           | 013.03.11 | 88-20-01-481-016      |
| <b>WANG, MEIXIAN</b> |           | <b>2950 BRIARWOOD</b> |

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 284,630  | 225,640  | 284,630      | 225,640      | 0          | 0          |

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| Appeal Date                   | Appeal #  | Parcel ID #           |
|-------------------------------|-----------|-----------------------|
| 03/11/2026                    | 006.03.11 | 88-20-06-152-005      |
| <b>PILLARISETTY, SRINIVAS</b> |           | <b>2795 TEWKSBURY</b> |

THE PETITIONER AND HIS ATTORNEY SPOKE ABOUT COMPARABLES TO THE BOARD FOR REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 2,146,480 | 2,146,480 | 2,146,480    | 2,146,480    | 0          | 0          |

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| Appeal Date                            | Appeal #  | Parcel ID #          |
|----------------------------------------|-----------|----------------------|
| 03/11/2026                             | 014.03.11 | 88-20-06-278-009     |
| <b>QURESHI, SHAHNAJ &amp; MUJADDED</b> |           | <b>6514 SHAGBARK</b> |

THE PETITIONER SUBMITTED COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$390,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 426,730  | 426,730  | 390,000      | 390,000      | -36,730    | -36,730    |

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| Appeal Date                             | Appeal #  | Parcel ID #           |
|-----------------------------------------|-----------|-----------------------|
| 03/11/2026                              | 017.03.11 | 88-20-06-352-011      |
| <b>MONTGOMERY, MARK &amp; ALEXANDRA</b> |           | <b>2557 CHARNWOOD</b> |

THE PETITIONER SUBMITTED 2 APPRAISALS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$1,300,000.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 1,552,100 | 1,402,780 | 1,300,000    | 1,300,000    | -252,100   | -102,780   |

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| Appeal Date                        | Appeal #  | Parcel ID #           |
|------------------------------------|-----------|-----------------------|
| 03/11/2026                         | 007.03.11 | 88-20-07-151-045      |
| <b>HASAN, AKM R &amp; SHORMI S</b> |           | <b>2974 SQUIRE CT</b> |

THE PETITIONER SPOKE OF THE CONDITION FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
|----------|----------|--------------|--------------|------------|------------|

## 2026 March Board of Review Report

480,100

362,220

480,100

362,220

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

003.03.11

88-20-07-253-008

**DING, WENQING****2361 OAK RIDGE**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

438,120

378,200

438,120

378,200

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

009.03.11

88-20-10-476-016

**COLE, DANIELLE DENCY****784 TRINWAY**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$130,190.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

150,590

150,590

130,190

130,190

-20,400

-20,400

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

019.03.11

88-20-12-476-035

**RAHMAN, MAHFUZUR****5068 FEDORA**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

200,710

200,710

200,710

200,710

0

0

---

**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

011.03.11

88-20-13-128-039

**HARTIG, JULIA & JACK****2389 TIMMER**

THE PETITIONER SUBMITTED COMPARABLES AND A APPRAISIAL FOR THE BOARD TO REVIEW. THE BOARD VOTED  
TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$180,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

195,680

195,680

180,000

180,000

-15,680

-15,680

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

016.03.11

88-20-15-253-001

**RESIDE, ANDREW & MILAN****502 ECKFORD**

## 2026 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$500,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 522,970  | 522,970  | 500,000      | 500,000      | -22,970    | -22,970    |

| Appeal Date   | Appeal #  | Parcel ID #      |
|---------------|-----------|------------------|
| 03/11/2026    | 012.03.11 | 88-20-21-178-034 |
| WANG, MEIXIAN |           | 3614 OLD CREEK   |

THE PETITIONER SPOKE OF THE COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 136,650  | 121,680  | 136,650      | 121,680      | 0          | 0          |

| Appeal Date    | Appeal #  | Parcel ID #      |
|----------------|-----------|------------------|
| 03/11/2026     | 008.03.11 | 88-20-21-231-009 |
| RICA, AFERDITA |           | 74 MIRACLE       |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$241,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 246,340  | 246,340  | 241,000      | 241,000      | -5,340     | -5,340     |

| Appeal Date          | Appeal #  | Parcel ID #      |
|----------------------|-----------|------------------|
| 03/11/2026           | 005.03.11 | 88-20-22-204-021 |
| SYED, MAHMOOD AKHTAR |           | 751 TROYWOOD     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$195,310.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 200,380  | 200,380  | 195,310      | 195,310      | -5,070     | -5,070     |

| Appeal Date             | Appeal #  | Parcel ID #      |
|-------------------------|-----------|------------------|
| 03/11/2026              | 010.03.11 | 88-20-22-401-102 |
| LIBERT, FLORIAN & MARIA |           | 886 TROMBLEY     |

THE PETITIONER SUBMITTED COMPARABLES AND APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$345,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 393,490  | 393,490  | 345,000      | 345,000      | -48,490    | -48,490    |

| Appeal Date | Appeal # | Parcel ID # |
|-------------|----------|-------------|
|-------------|----------|-------------|

## 2026 March Board of Review Report

03/11/2026

004.03.11

88-20-23-100-084

**SAJID, MUHAMMED & FARHANA**

**1231 BURNS**

THE PETITIONER SPOKE OF THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 404,550  | 404,550  | 404,550      | 404,550      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

001.03.11

88-20-26-200-060

**LAN TROY PROPERTIES LLC**

**2341 ALGER**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 937,410  | 873,530  | 937,410      | 873,530      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

015.03.11

88-20-28-432-017

**HINER, WILLIAM**

**125 TACOMA**

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$144,780.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 193,020  | 193,020  | 144,780      | 144,780      | -48,240    | -48,240    |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

018.03.11

88-20-36-100-072

**RAHMAN, ABDUR**

**1435 MILVERTON**

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$350,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 378,160  | 349,540  | 350,000      | 349,540      | -28,160    | 0          |

---

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

002.03.11

88-20-36-227-044

**DROUIN, CHUNYL**

**2931 WISCONSIN**

THE PETITIONER SPK OF THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 187,120  | 187,120  | 187,120      | 187,120      | 0          | 0          |



**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**THURSDAY, MARCH 12, 2026 9:00 A.M-12:00 P.M.**

The 2026 Board of Review was called to order at 9:00 A.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 12:00 PM.

Actual Hours in Session: 3 hours

## 2026 March Board of Review Report 03/12/2026

| Appeal Date                         | Appeal #  | Parcel ID #        |
|-------------------------------------|-----------|--------------------|
| 03/12/2026                          | 004.03.12 | 88-20-02-426-031   |
| <b>REGENT, NICOLAS &amp; VERENA</b> |           | <b>6325 ATKINS</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 303,390  | 265,260  | 303,390      | 265,260      | 0          | 0          |

---

| Appeal Date                | Appeal # | Parcel ID #              |
|----------------------------|----------|--------------------------|
| 03/12/2026                 | C.015    | 88-20-03-451-030         |
| <b>911 SQUARE LAKE LLC</b> |          | <b>911 E SQUARE LAKE</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 168,810  | 141,730  | 150,000      | 141,730      | -18,810    | 0          |

---

| Appeal Date               | Appeal # | Parcel ID #         |
|---------------------------|----------|---------------------|
| 03/12/2026                | P.009    | 88-20-05-203-024    |
| <b>DICK, LESLIE</b>       |          | <b>6677 PINEWAY</b> |
| INCOME EXCEEDS GUIDELINES |          |                     |

THE PETITIONER SCHEDULED AN APPT FOR THE MBOR AT 3:30PM ON 3/11/26 AND DID NOT SHOW UP.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 376,050  | 298,690  | 376,050      | 298,690      | 0          | 0          |

---

| Appeal Date                         | Appeal # | Parcel ID #            |
|-------------------------------------|----------|------------------------|
| 03/12/2026                          | P.010    | 88-20-05-478-001       |
| <b>LIU, ZE &amp; ZHANG, FENGMIN</b> |          | <b>1211 BARTON WAY</b> |
| INCOME AND ASSETS EXCEED GUIDELINES |          |                        |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 259,060  | 221,640  | 259,060      | 221,640      | 0          | 0          |

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| Appeal Date                           | Appeal #  | Parcel ID #       |
|---------------------------------------|-----------|-------------------|
| 03/12/2026                            | 006.03.12 | 88-20-09-230-002  |
| <b>RUELLE, WILLIAM &amp; PATRICIA</b> |           | <b>5841 NILES</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$145,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 156,300  | 95,290   | 145,000      | 95,290       | -11,300    | 0          |

## 2026 March Board of Review Report

|                                               |                 |                       |
|-----------------------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>                            | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                                    | 009.03.12       | 88-20-11-226-041      |
| <b>PATEL, SURILKUMAR P &amp; PATEL, DIPTI</b> |                 | <b>5738 BLACK OAK</b> |

THE PETITIONER SUBMITTED AN APPRAISAL AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 584,060         | 584,060         | 584,060             | 584,060             | 0                 | 0                 |

|                                      |                 |                      |
|--------------------------------------|-----------------|----------------------|
| <b>Appeal Date</b>                   | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                           | P.001           | 88-20-11-352-020     |
| <b>GHIURAU, ARON &amp; ELISABETA</b> |                 | <b>1184 MAYBERRY</b> |

ASSET GUIDELINES EXCEEDED  
2026 TAXABLE VALUE RECALCUATED KT

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 173,760         | 139,260         | 173,760             | 101,690             | 0                 | -37,570           |

|                          |                 |                    |
|--------------------------|-----------------|--------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026               | P.002           | 88-20-11-378-015   |
| <b>SIKORA, STANISLAW</b> |                 | <b>5181 HALE</b>   |

POVERTY EXEMPTION DENIED, INCOME EXCEEDS GUIDELINES

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 202,370         | 122,480         | 202,370             | 119,420             | 0                 | -3,060            |

|                    |                 |                      |
|--------------------|-----------------|----------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026         | P.003           | 88-20-15-153-001     |
| <b>DUONG, NHUT</b> |                 | <b>49 STREAMVIEW</b> |

POVERTY EXEMPTION DENIED, ASSETS EXCEED GUIDELINES

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 244,950         | 178,830         | 244,950             | 119,240             | 0                 | -59,590           |

|                                   |                 |                    |
|-----------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>                | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                        | C.002           | 88-20-16-427-045   |
| <b>JU, XI &amp; GENG, YULIANG</b> |                 | <b>210 WEBB</b>    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 240,110         | 162,760         | 210,000             | 162,760             | -30,110           | 0                 |

## 2026 March Board of Review Report

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| Appeal Date | Appeal # | Parcel ID #       |
|-------------|----------|-------------------|
| 03/12/2026  | C.014    | 88-20-17-352-003  |
| YAN, HUIJUN |          | 1977 SUTTON PLACE |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 418,850  | 350,840  | 418,850      | 350,840      | 0          | 0          |

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| Appeal Date     | Appeal #  | Parcel ID #      |
|-----------------|-----------|------------------|
| 03/12/2026      | 001.03.12 | 88-20-18-151-011 |
| LARIN, DANIEL J |           | 2949 STRAWBERRY  |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 255,140  | 223,900  | 255,140      | 223,900      | 0          | 0          |

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| Appeal Date  | Appeal #  | Parcel ID #      |
|--------------|-----------|------------------|
| 03/12/2026   | 008.03.12 | 88-20-20-401-001 |
| THOTA, VIJAY |           | 1945 BOULAN      |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 514,920  | 439,770  | 514,920      | 439,770      | 0          | 0          |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | C.003    | 88-20-24-226-017 |
| WHITMAN TRUST, PAUL D |          | 3556 FERNLEIGH   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 303,150  | 303,150  | 303,150      | 303,150      | 0          | 0          |

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| Appeal Date                      | Appeal # | Parcel ID #      |
|----------------------------------|----------|------------------|
| 03/12/2026                       | C.013    | 88-20-24-232-003 |
| MEGHPARA, NIMESHKUMAR & SAPANA N |          | 2961 SIENA       |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 390,250  | 251,730  | 390,250      | 251,730      | 0          | 0          |

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## 2026 March Board of Review Report

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.004           | 88-20-25-156-016   |
| JANDALI, ILHAM     |                 | 2196 ISABELL       |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 105,820         | 92,440          | 0                   | 0                   | -105,820          | -92,440           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.005           | 88-20-25-429-023   |
| GORO, SAMIR HABEEB |                 | 2767 CHESTERFIELD  |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 148,570         | 85,900          | 0                   | 0                   | -148,570          | -85,900           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.006           | 88-20-25-430-002   |
| MEKHAEIL, LOUIS S  |                 | 1958 HEMPSTEAD     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 130,410         | 99,250          | 0                   | 0                   | -130,410          | -99,250           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | 005.03.12       | 88-20-25-453-020   |
| ALBANNA, SAHAM     |                 | 1702 HILLMAN       |

THE PETITIONER SUBMITTED COMPARABLES, AN APPRAISAL AND MARKET DATA FOR THE BOARD TO REVIEW.  
THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$169,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 171,050         | 171,050         | 169,000             | 169,000             | -2,050            | -2,050            |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.007           | 88-20-27-308-032   |
| CHONG, HUI SOOK    |                 | 1965 HARTSHORN     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 211,740         | 182,180         | 0                   | 0                   | -211,740          | -182,180          |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | 002.03.12       | 88-20-27-352-025   |
| KRASNIQI, SHKELZEN |                 | 105 VERMONT        |

## 2026 March Board of Review Report

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$297,500 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 308,870  | 175,320  | 297,500      | 175,320      | -11,370    | 0          |

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| Appeal Date        | Appeal #  | Parcel ID #      |
|--------------------|-----------|------------------|
| 03/12/2026         | 003.03.12 | 88-20-27-354-001 |
| KRASNIQI, SHKELZEN |           | 102 VERMONT      |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$100,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 120,520  | 87,540   | 100,000      | 87,540       | -20,520    | 0          |

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| Appeal Date    | Appeal # | Parcel ID #      |
|----------------|----------|------------------|
| 03/12/2026     | P.008    | 88-20-27-429-019 |
| SHARABY, HOSAM |          | 1060 KELLEY      |

ASSETS EXCEED GUIDELINES

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 155,400  | 155,400  | 155,400      | 155,400      | 0          | 0          |

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| Appeal Date            | Appeal # | Parcel ID #      |
|------------------------|----------|------------------|
| 03/12/2026             | C.004    | 88-20-29-326-028 |
| LITHIA REAL ESTATE INC |          | 2100 W MAPLE     |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 2,981,910 | 2,810,670 | 2,981,910    | 2,810,670    | 0          | 0          |

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| Appeal Date            | Appeal # | Parcel ID #          |
|------------------------|----------|----------------------|
| 03/12/2026             | C.005    | 88-20-29-401-026     |
| LITHIA REAL ESTATE INC |          | 1790 MAPLELAWN -1794 |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 5,875,840 | 4,179,830 | 5,875,840    | 4,179,830    | 0          | 0          |

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| Appeal Date            | Appeal # | Parcel ID #          |
|------------------------|----------|----------------------|
| 03/12/2026             | C.006    | 88-20-29-401-031     |
| LITHIA REAL ESTATE INC |          | 1804 MAPLELAWN -1810 |

## 2026 March Board of Review Report

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 4,083,590       | 3,823,340       | 4,083,590           | 3,823,340           | 0                 | 0                 |

|                        |                 |                    |
|------------------------|-----------------|--------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026             | C.007           | 88-20-29-401-035   |
| LITHIA REAL ESTATE INC |                 | 1814 MAPLELAWN     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 2,540,270       | 2,537,660       | 2,540,270           | 2,537,660           | 0                 | 0                 |

|                        |                 |                    |
|------------------------|-----------------|--------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026             | C.008           | 88-20-29-426-011   |
| LITHIA REAL ESTATE INC |                 | 1520 TEMPLE CITY   |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 3,010,370       | 2,705,920       | 3,010,370           | 2,705,920           | 0                 | 0                 |

|                        |                 |                      |
|------------------------|-----------------|----------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026             | C.012           | 88-20-29-426-030     |
| LITHIA REAL ESTATE INC |                 | 1755 MAPLELAWN -1759 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 5,368,200       | 5,141,850       | 5,368,200           | 5,141,850           | 0                 | 0                 |

|                        |                 |                    |
|------------------------|-----------------|--------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026             | C.011           | 88-20-29-426-033   |
| LITHIA REAL ESTATE INC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 1,841,800       | 1,495,210       | 1,841,800           | 1,495,210           | 0                 | 0                 |

|                        |                 |                    |
|------------------------|-----------------|--------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026             | C.010           | 88-20-29-426-056   |
| LITHIA REAL ESTATE INC |                 | 1815 MAPLELAWN     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 4,241,850       | 4,155,500       | 4,241,850           | 4,155,500           | 0                 | 0                 |

## 2026 March Board of Review Report

| Appeal Date                   | Appeal # | Parcel ID #      |
|-------------------------------|----------|------------------|
| 03/12/2026                    | C.001    | 88-20-30-152-002 |
| DITLEFF, CARLA FONSECA LAGUNA |          | 1085 BROOKLAWN   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 208,590  | 179,270  | 208,590      | 179,270      | 0          | 0          |

---

| Appeal Date            | Appeal # | Parcel ID #      |
|------------------------|----------|------------------|
| 03/12/2026             | C.009    | 88-20-35-276-005 |
| LITHIA REAL ESTATE INC |          | 777 JOHN R       |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 5,242,070 | 4,663,230 | 5,242,070    | 4,663,230    | 0          | 0          |

---

| Appeal Date         | Appeal #  | Parcel ID #      |
|---------------------|-----------|------------------|
| 03/12/2026          | 007.03.12 | 88-20-36-376-030 |
| SILVERMAN, ROBERT J |           | 351 EXECUTIVE    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 763,700  | 763,700  | 763,700      | 763,700      | 0          | 0          |

---

| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.051   | 88-99-00-022-316 |
| WILLIAMS SCOTSMAN INC |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 75,000   | 75,000   | 22,190       | 22,190       | -52,810    | -52,810    |

---

| Appeal Date             | Appeal # | Parcel ID #           |
|-------------------------|----------|-----------------------|
| 03/12/2026              | PP.001   | 88-99-00-033-716      |
| AMERIPRISE HOLDINGS INC |          | 101 W BIG BEAVER 0425 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 132,850  | 132,850  | 95,650       | 95,650       | -37,200    | -37,200    |

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| Appeal Date      | Appeal # | Parcel ID #      |
|------------------|----------|------------------|
| 03/12/2026       | PP.103   | 88-99-00-056-050 |
| DEAN SELLERS INC |          | 2600 W MAPLE     |

## 2026 March Board of Review Report

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 128,890         | 128,890         | 219,000             | 219,000             | 90,110            | 90,110            |

|                                    |                 |                        |
|------------------------------------|-----------------|------------------------|
| <b>Appeal Date</b>                 | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026                         | PP.044          | 88-99-00-056-148       |
| <b>CONCENTRA MEDICAL CENTER PC</b> |                 | <b>627 E MAPLE 200</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 57,610          | 57,610          | 0                   | 0                   | -57,610           | -57,610           |

|                     |                 |                    |
|---------------------|-----------------|--------------------|
| <b>Appeal Date</b>  | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026          | PP.056          | 88-99-00-185-460   |
| <b>SAVATREE LLC</b> |                 | <b>2427 JOHN R</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 377,110         | 377,110         | 317,670             | 317,670             | -59,440           | -59,440           |

|                              |                 |                     |
|------------------------------|-----------------|---------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026                   | PP.101          | 88-99-00-283-340    |
| <b>CHARTER SQUARE MI LLC</b> |                 | <b>2860 CHARTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 65,010          | 65,010          | 47,520              | 47,520              | -17,490           | -17,490           |

|                                      |                 |                            |
|--------------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>                   | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                           | PP.084          | 88-99-00-294-060           |
| <b>OAKLAND OPHTHALMIC SURGERY PC</b> |                 | <b>4600 INVESTMENT 130</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 164,220         | 164,220         | 0                   | 0                   | -164,220          | -164,220          |

|                         |                 |                      |
|-------------------------|-----------------|----------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026              | PP.002          | 88-99-00-302-560     |
| <b>HOME DEPOT #2706</b> |                 | <b>1177 COOLIDGE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 916,910         | 916,910         | 686,890             | 686,890             | -230,020          | -230,020          |

## 2026 March Board of Review Report

|                               |                 |                             |
|-------------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                    | PP.088          | 88-99-00-311-540            |
| <b>TRAVELERS INDEMNITY CO</b> |                 | <b>1441 W LONG LAKE 300</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 176,970         | 176,970         | 223,130             | 223,130             | 46,160            | 46,160            |

|                             |                 |                              |
|-----------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026                  | PP.057          | 88-99-00-313-560             |
| <b>PRUDENTIAL FINANCIAL</b> |                 | <b>101 W BIG BEAVER 0705</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 41,300          | 41,300          | 0                   | 0                   | -41,300           | -41,300           |

|                       |                 |                      |
|-----------------------|-----------------|----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026            | PP.071          | 88-99-00-316-940     |
| <b>KAUTEX TEXTRON</b> |                 | <b>800 TOWER 200</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 151,160         | 151,160         | 177,050             | 177,050             | 25,890            | 25,890            |

|                                           |                 |                        |
|-------------------------------------------|-----------------|------------------------|
| <b>Appeal Date</b>                        | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026                                | PP.072          | 88-99-00-322-580       |
| <b>GASTROINTESTINAL ENDOSCOPY CTR LLC</b> |                 | <b>264 W MAPLE 100</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 353,850         | 353,850         | 271,870             | 271,870             | -81,980           | -81,980           |

|                                          |                 |                            |
|------------------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>                       | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                               | PP.003          | 88-99-00-326-420           |
| <b>PLASTIC OMNIUM AUTO EXTERIORS LLC</b> |                 | <b>2710 BELLINGHAM 400</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 83,290          | 83,290          | 0                   | 0                   | -83,290           | -83,290           |

|                                       |                 |                      |
|---------------------------------------|-----------------|----------------------|
| <b>Appeal Date</b>                    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                            | PP.073          | 88-99-00-330-340     |
| <b>MOTION PICTURE INSTITUTE OF MI</b> |                 | <b>2040 CROOKS B</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 52,550 | 52,550 | 0 | 0 | -52,550 | -52,550 |
|--------|--------|---|---|---------|---------|

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|                              |                 |                    |
|------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                   | PP.091          | 88-99-00-334-940   |
| PAUL'S AUTO WASH OF TROY LLC |                 | 1350 LIVERNOIS     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 46,650          | 46,650          | 0                   | 0                   | -46,650           | -46,650           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.058          | 88-99-00-342-100   |
| KCS VENTURES LLC   |                 | 1196 SOUTER        |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 69,810          | 69,810          | 0                   | 0                   | -69,810           | -69,810           |

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|                    |                 |                        |
|--------------------|-----------------|------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026         | PP.004          | 88-99-00-354-260       |
| NORTH FACE         |                 | 2800 W BIG BEAVER R250 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 94,960          | 94,960          | 54,730              | 54,730              | -40,230           | -40,230           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.005          | 88-99-00-357-920   |
| OPMOBILITY         |                 | 468 OLIVER         |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 2,310           | 2,310           | 1,850               | 1,850               | -460              | -460              |

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|                         |                 |                    |
|-------------------------|-----------------|--------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026              | PP.006          | 88-99-00-365-860   |
| PERSONAL ENDODONTICS PC |                 | 5877 LIVERNOIS 106 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 98,370          | 98,370          | 0                   | 0                   | -98,370           | -98,370           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.007          | 88-99-00-374-140   |

## 2026 March Board of Review Report

**NORTH AMERICAN BANCARD**

**250 STEPHENSON**

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 769,490         | 769,490         | 602,460             | 602,460             | -167,030          | -167,030          |

|                                              |                 |                            |
|----------------------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>                           | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                                   | PP.102          | 88-99-00-380-180           |
| <b>HANSONS WINDOW &amp; CONSTRUCTION INC</b> |                 | <b>977 E FOURTEEN MILE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 85,510          | 85,510          | 62,740              | 62,740              | -22,770           | -22,770           |

|                    |                 |                       |
|--------------------|-----------------|-----------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026         | PP.008          | 88-99-00-381-040      |
| <b>TIM HORTONS</b> |                 | <b>3331 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 154,800         | 154,800         | 104,040             | 104,040             | -50,760           | -50,760           |

|                              |                 |                          |
|------------------------------|-----------------|--------------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b>       |
| 03/12/2026                   | PP.009          | 88-99-00-385-720         |
| <b>ECHO GLOBAL LOGISTICS</b> |                 | <b>1050 WILSHIRE 200</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 90,830          | 90,830          | 64,940              | 64,940              | -25,890           | -25,890           |

|                        |                 |                          |
|------------------------|-----------------|--------------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b>       |
| 03/12/2026             | PP.010          | 88-99-00-390-560         |
| <b>PARADISE MARKET</b> |                 | <b>2927 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 78,520          | 78,520          | 0                   | 0                   | -78,520           | -78,520           |

|                                       |                 |                       |
|---------------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>                    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                            | PP.011          | 88-99-00-391-660      |
| <b>HOSPITALITY MANAGEMENT SYSTEMS</b> |                 | <b>250 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 1,190           | 1,190           | 720                 | 720                 | -470              | -470              |

## 2026 March Board of Review Report

|                        |                 |                       |
|------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026             | PP.093          | 88-99-00-391-940      |
| <b>MAPLE MACHINERY</b> |                 | <b>835 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 615,540         | 615,540         | 459,540             | 459,540             | -156,000          | -156,000          |

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|                       |                 |                      |
|-----------------------|-----------------|----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026            | PP.0074         | 88-99-00-395-900     |
| <b>HOMESCRIP #346</b> |                 | <b>500 KIRTS 300</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 32,030          | 32,030          | 0                   | 0                   | -32,030           | -32,030           |

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|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.092          | 88-99-00-396-980      |
| <b>SAN CARGIL LLC</b> |                 | <b>1350 LIVERNOIS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 17,510          | 17,510          | 0                   | 0                   | -17,510           | -17,510           |

---

|                             |                 |                             |
|-----------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                  | PP.012          | 88-99-00-401-650            |
| <b>AMERIPRISE FINANCIAL</b> |                 | <b>1441 W LONG LAKE 250</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 123,380         | 123,380         | 87,480              | 87,480              | -35,900           | -35,900           |

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|                            |                 |                         |
|----------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                 | PP.013          | 88-99-00-401-720        |
| <b>TIM HORTONS USA INC</b> |                 | <b>507 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 106,880         | 106,880         | 58,690              | 58,690              | -48,190           | -48,190           |

---

|                            |                 |                     |
|----------------------------|-----------------|---------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026                 | PP.014          | 88-99-00-402-030    |
| <b>TIM HORTONS USA INC</b> |                 | <b>1905 E MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|         |         |        |        |         |         |
|---------|---------|--------|--------|---------|---------|
| 105,010 | 105,010 | 67,820 | 67,820 | -37,190 | -37,190 |
|---------|---------|--------|--------|---------|---------|

|                                |                 |                         |
|--------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>             | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                     | PP.015          | 88-99-00-403-990        |
| <b>CARRABBAS ITALIAN GRILL</b> |                 | <b>600 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 199,640         | 199,640         | 153,450             | 153,450             | -46,190           | -46,190           |

|                                  |                 |                         |
|----------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                       | PP.087          | 88-99-00-404-010        |
| <b>PRODUCERS CHOICE LLC, THE</b> |                 | <b>1152 E LONG LAKE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 137,930         | 137,930         | 104,720             | 104,720             | -33,210           | -33,210           |

|                                     |                 |                         |
|-------------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>                  | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                          | PP.094          | 88-99-00-406-145        |
| <b>COMMODITY RESOURCE GROUP INC</b> |                 | <b>835 STEPHENSON B</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 184,050         | 184,050         | 229,400             | 229,400             | 45,350            | 45,350            |

|                          |                 |                       |
|--------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026               | PP.016          | 88-99-00-406-250      |
| <b>MONEY MACHINE LLC</b> |                 | <b>250 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 530             | 530             | 0                   | 0                   | -530              | -530              |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.017          | 88-99-00-406-875      |
| <b>PATEL BROTHERS</b> |                 | <b>5055 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 289,630         | 289,630         | 254,930             | 254,930             | -34,700           | -34,700           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.018          | 88-99-00-407-395   |

## 2026 March Board of Review Report

PINNACLE INC

1880 BIRCHWOOD

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 258,660  | 258,660  | 87,630       | 87,630       | -171,030   | -171,030   |

| Appeal Date       | Appeal # | Parcel ID #         |
|-------------------|----------|---------------------|
| 03/12/2026        | PP.019   | 88-99-00-407-405    |
| KAPNICK INSURANCE |          | 880 W LONG LAKE 500 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 263,710  | 263,710  | 326,830      | 326,830      | 63,120     | 63,120     |

| Appeal Date               | Appeal # | Parcel ID #      |
|---------------------------|----------|------------------|
| 03/12/2026                | PP.098   | 88-99-00-410-250 |
| ZIMMER BIOMET GREAT LAKES |          | 1708 NORTHWOOD   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 855,330  | 855,330  | 420,370      | 420,370      | -434,960   | -434,960   |

| Appeal Date          | Appeal # | Parcel ID #          |
|----------------------|----------|----------------------|
| 03/12/2026           | PP.020   | 88-99-00-411-095     |
| DISABILITY LAW GROUP |          | 625 E BIG BEAVER 204 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 50,740   | 50,740   | 0            | 0            | -50,740    | -50,740    |

| Appeal Date         | Appeal # | Parcel ID #           |
|---------------------|----------|-----------------------|
| 03/12/2026          | PP.089   | 88-99-00-411-295      |
| IRVINE COWORKS, LLC |          | 888 W BIG BEAVER 0200 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 86,010   | 86,010   | 0            | 0            | -86,010    | -86,010    |

| Appeal Date                   | Appeal # | Parcel ID #      |
|-------------------------------|----------|------------------|
| 03/12/2026                    | PP.104   | 88-99-00-411-875 |
| SPARK TALENT ACQUISITIONS INC |          | 901 WILSHIRE 585 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 188,690  | 188,690  | 88,340       | 88,340       | -100,350   | -100,350   |

## 2026 March Board of Review Report

|                       |                 |                     |
|-----------------------|-----------------|---------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026            | PP.026          | 88-99-00-412-065    |
| <b>SVS VISION INC</b> |                 | <b>2910 W MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 45,960          | 45,960          | 0                   | 0                   | -45,960           | -45,960           |

|                                             |                 |                         |
|---------------------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>                          | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                                  | PP.021          | 88-99-00-412-295        |
| <b>COOPERS HAWK WINERY &amp; RESTAURANT</b> |                 | <b>151 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 467,510         | 467,510         | 347,240             | 347,240             | -120,270          | -120,270          |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.022          | 88-99-00-412-355      |
| <b>SVS VISION INC</b> |                 | <b>6828 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 34,580          | 34,580          | 0                   | 0                   | -34,580           | -34,580           |

|                          |                 |                            |
|--------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026               | PP.023          | 88-99-00-412-970           |
| <b>TROPICAL SMOOTHIE</b> |                 | <b>1735 E BIG BEAVER D</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 100,000         | 100,000         | 8,880               | 8,880               | -91,120           | -91,120           |

|                    |                 |                         |
|--------------------|-----------------|-------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026         | PP.096          | 88-99-00-413-075        |
| <b>NPAA</b>        |                 | <b>901 WILSHIRE 105</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 11,560          | 11,560          | 7,120               | 7,120               | -4,440            | -4,440            |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.099          | 88-99-00-413-155   |
| <b>ONE ZO TEA</b>  |                 | <b>1707 CROOKS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 27,080 | 27,080 | 0 | 0 | -27,080 | -27,080 |
|--------|--------|---|---|---------|---------|

|                          |                 |                              |
|--------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026               | PP.0075         | 88-99-00-413-275             |
| <b>SNB HOME LOAN CTR</b> |                 | <b>888 W BIG BEAVER 0450</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 79,180          | 79,180          | 55,820              | 55,820              | -23,360           | -23,360           |

|                             |                 |                    |
|-----------------------------|-----------------|--------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                  | PP.076          | 88-99-00-413-465   |
| <b>RHB LABORATORIES INC</b> |                 | <b>575 E MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 736,550         | 736,550         | 450,790             | 450,790             | -285,760          | -285,760          |

|                                  |                 |                           |
|----------------------------------|-----------------|---------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>        |
| 03/12/2026                       | PP.048          | 88-99-00-415-070          |
| <b>PASADENA VILLA OUTPATIENT</b> |                 | <b>5440 CORPORATE 125</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 36,260          | 36,260          | 0                   | 0                   | -36,260           | -36,260           |

|                              |                 |                       |
|------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                   | PP.024          | 88-99-00-415-180      |
| <b>TOP SHELF PAINTER INC</b> |                 | <b>1130 LIVERNOIS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 133,180         | 133,180         | 0                   | 0                   | -133,180          | -133,180          |

|                    |                 |                      |
|--------------------|-----------------|----------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026         | PP.025          | 88-99-00-416-145     |
| <b>PIDORA</b>      |                 | <b>600 EXECUTIVE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 150,000         | 150,000         | 0                   | 0                   | -150,000          | -150,000          |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.077          | 88-99-00-416-175   |

## 2026 March Board of Review Report

COGENT COMMUNICATIONS INC

600 EXECUTIVE

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 50,000   | 50,000   | 0            | 0            | -50,000    | -50,000    |

| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.059   | 88-99-00-416-250 |
| SECURE TECH GROUP LLC |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,000    | 5,000    | 0            | 0            | -5,000     | -5,000     |

| Appeal Date                    | Appeal # | Parcel ID #      |
|--------------------------------|----------|------------------|
| 03/12/2026                     | PP.027   | 88-99-00-416-255 |
| IAN LIUZZI - FEDUN STUDIOS LLC |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,000    | 5,000    | 0            | 0            | -5,000     | -5,000     |

| Appeal Date       | Appeal # | Parcel ID #      |
|-------------------|----------|------------------|
| 03/12/2026        | PP.060   | 88-99-00-416-385 |
| HELPINGSTINE, LEE |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

| Appeal Date    | Appeal # | Parcel ID #      |
|----------------|----------|------------------|
| 03/12/2026     | PP.061   | 88-99-00-416-420 |
| SAVAGE, DILLON |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

| Appeal Date          | Appeal # | Parcel ID #      |
|----------------------|----------|------------------|
| 03/12/2026           | PP.028   | 88-99-00-416-450 |
| NET DTW HOLDINGS INC |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

## 2026 March Board of Review Report

|                           |                 |                      |
|---------------------------|-----------------|----------------------|
| <b>Appeal Date</b>        | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                | PP.062          | 88-99-00-416-530     |
| <b>GODLY NETWORK, THE</b> |                 | <b>600 EXECUTIVE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 250             | 250             | 0                   | 0                   | -250              | -250              |

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|                              |                 |                      |
|------------------------------|-----------------|----------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                   | PP.029          | 88-99-00-416-615     |
| <b>INFLATABLE OFFICE LLC</b> |                 | <b>600 EXECUTIVE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 250             | 250             | 0                   | 0                   | -250              | -250              |

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|                                 |                 |                      |
|---------------------------------|-----------------|----------------------|
| <b>Appeal Date</b>              | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                      | PP.063          | 88-99-00-416-630     |
| <b>DAS COMPUTER CONSULTANTS</b> |                 | <b>600 EXECUTIVE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 250             | 250             | 0                   | 0                   | -250              | -250              |

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|                      |                 |                         |
|----------------------|-----------------|-------------------------|
| <b>Appeal Date</b>   | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026           | PP.097          | 88-99-00-416-650        |
| <b>LPL FINANCIAL</b> |                 | <b>900 WILSHIRE 351</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 80,000          | 80,000          | 0                   | 0                   | -80,000           | -80,000           |

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|                               |                 |                       |
|-------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                    | PP.030          | 88-99-00-416-745      |
| <b>GEBRAEL MANAGEMENT LLC</b> |                 | <b>1282 KIRTS 300</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 25,000          | 25,000          | 0                   | 0                   | -25,000           | -25,000           |

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|                        |                 |                              |
|------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026             | PP.031          | 88-99-00-416-765             |
| <b>APRILE LAW PLLC</b> |                 | <b>3331 W BIG BEAVER 124</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 15,000 | 15,000 | 0 | 0 | -15,000 | -15,000 |
|--------|--------|---|---|---------|---------|

|                       |                 |                    |
|-----------------------|-----------------|--------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026            | PP.095          | 88-99-00-416-825   |
| HERITAGE SERVICES LLC |                 | 1201 ROCHESTER     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 75,000          | 75,000          | 0                   | 0                   | -75,000           | -75,000           |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.032          | 88-99-00-417-030      |
| 1900 OFFICE GROUP LLC |                 | 1900 W BIG BEAVER 203 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 40,000          | 40,000          | 0                   | 0                   | -40,000           | -40,000           |

|                      |                 |                    |
|----------------------|-----------------|--------------------|
| <b>Appeal Date</b>   | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026           | PP.046          | 88-99-00-417-185   |
| GLOBAL HOME CARE INC |                 | 1883 E MAPLE       |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 15,000          | 15,000          | 0                   | 0                   | -15,000           | -15,000           |

|                               |                 |                    |
|-------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                    | PP.033          | 88-99-00-417-505   |
| JULIE RYAN PHILIPPINE CUISINE |                 | 34707 DEQUINDRE    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 25,000          | 25,000          | 0                   | 0                   | -25,000           | -25,000           |

|                    |                 |                     |
|--------------------|-----------------|---------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026         | PP.0047         | 88-99-00-418-295    |
| PENTACENTRE        |                 | 2800 LIVERNOIS 630D |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 0               | 0               | 7,920               | 7,920               | 7,920             | 7,920             |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.080          | 88-99-00-418-300   |

## 2026 March Board of Review Report

**TURBO TAX SERVICE OFFICE**

**200 E BIG BEAVER 130**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 3,440        | 3,440        | 3,440      | 3,440      |

| Appeal Date                     | Appeal # | Parcel ID #                  |
|---------------------------------|----------|------------------------------|
| 03/12/2026                      | PP.081   | 88-99-00-418-305             |
| <b>TURBO TAX SERVICE OFFICE</b> |          | <b>755 W BIG BEAVER 2020</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 3,440        | 3,440        | 3,440      | 3,440      |

| Appeal Date                 | Appeal # | Parcel ID #                 |
|-----------------------------|----------|-----------------------------|
| 03/12/2026                  | PP.078   | 88-99-00-500-595            |
| <b>ENCORE CAPITAL GROUP</b> |          | <b>320 E BIG BEAVER 300</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 894,100  | 894,100  | 679,500      | 679,500      | -214,600   | -214,600   |

| Appeal Date                          | Appeal # | Parcel ID #        |
|--------------------------------------|----------|--------------------|
| 03/12/2026                           | PP.079   | 88-99-00-501-875   |
| <b>MERIDIAN HEALTH MGMT CO #1217</b> |          | <b>2350 MEIJER</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 752,710  | 752,710  | 549,910      | 549,910      | -202,800   | -202,800   |

| Appeal Date                  | Appeal # | Parcel ID #                 |
|------------------------------|----------|-----------------------------|
| 03/12/2026                   | PP.049   | 88-99-00-502-460            |
| <b>HEARST TECHNOLOGY INC</b> |          | <b>1301 W LONG LAKE 300</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 108,490  | 108,490  | 73,300       | 73,300       | -35,190    | -35,190    |

| Appeal Date           | Appeal # | Parcel ID #                 |
|-----------------------|----------|-----------------------------|
| 03/12/2026            | PP.034   | 88-99-00-503-065            |
| <b>TILE SHOP, THE</b> |          | <b>871 E BIG BEAVER 142</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 152,500  | 152,500  | 110,760      | 110,760      | -41,740    | -41,740    |

## 2026 March Board of Review Report

|                    |                 |                         |
|--------------------|-----------------|-------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026         | PP.050          | 88-99-00-504-590        |
| <b>MOD PIZZA</b>   |                 | <b>770 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 124,850         | 124,850         | 72,030              | 72,030              | -52,820           | -52,820           |

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|                            |                 |                    |
|----------------------------|-----------------|--------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                 | PP.035          | 88-99-00-505-195   |
| <b>SERVICE SPRING CORP</b> |                 | <b>1322 RANKIN</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 190,750         | 190,750         | 41,960              | 41,960              | -148,790          | -148,790          |

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|                         |                 |                              |
|-------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026              | PP.105          | 88-99-00-505-225             |
| <b>INTEGRA PARTNERS</b> |                 | <b>3221 W BIG BEAVER 211</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 119,430         | 119,430         | 218,500             | 218,500             | 99,070            | 99,070            |

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|                                  |                 |                         |
|----------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                       | PP.106          | 88-99-00-506-540        |
| <b>TWO HANDS FRESH CORN DOGS</b> |                 | <b>728 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 97,660          | 97,660          | 0                   | 0                   | -97,660           | -97,660           |

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|                          |                 |                         |
|--------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026               | PP.036          | 88-99-00-506-545        |
| <b>DAVES HOT CHICKEN</b> |                 | <b>624 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 176,400         | 176,400         | 130,670             | 130,670             | -45,730           | -45,730           |

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|                       |                 |                             |
|-----------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026            | PP.082          | 88-99-00-506-555            |
| <b>INFUSION ASSOC</b> |                 | <b>363 W BIG BEAVER 125</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|         |         |        |        |        |        |
|---------|---------|--------|--------|--------|--------|
| 101,570 | 101,570 | 95,440 | 95,440 | -6,130 | -6,130 |
|---------|---------|--------|--------|--------|--------|

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|                                              |                 |                       |
|----------------------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>                           | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                                   | PP.090          | 88-99-00-507-400      |
| <b>HIGH SCORE ICE CREAM &amp; ARCADE LLC</b> |                 | <b>5020 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 46,880          | 46,880          | 0                   | 0                   | -46,880           | -46,880           |

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|                                  |                 |                            |
|----------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                       | PP.037          | 88-99-00-508-075           |
| <b>FSA MARKETING SYSTEMS INC</b> |                 | <b>50 W BIG BEAVER 500</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 146,090         | 146,090         | 112,530             | 112,530             | -33,560           | -33,560           |

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|                                |                 |                        |
|--------------------------------|-----------------|------------------------|
| <b>Appeal Date</b>             | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026                     | PP.038          | 88-99-00-560-350       |
| <b>ROADGUARD INTERLOCK LLC</b> |                 | <b>2175 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 1,441,780       | 1,441,780       | 900,980             | 900,980             | -540,800          | -540,800          |

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|                                 |                 |                            |
|---------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>              | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                      | PP.039          | 88-99-00-560-370           |
| <b>DICKS SPORTING GOODS INC</b> |                 | <b>750 W FOURTEEN MILE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 500             | 500             | 350                 | 350                 | -150              | -150              |

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|                                   |                 |                    |
|-----------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>                | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                        | PP.069          | 88-99-00-719-190   |
| <b>MARLIN LEASING CORPORATION</b> |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 171,450         | 171,450         | 313,540             | 313,540             | 142,090           | 142,090           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.100          | 88-99-00-724-550   |

## 2026 March Board of Review Report

### DISH NETWORK LLC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 2,910    | 2,910    | 0            | 0            | -2,910     | -2,910     |

---

| Appeal Date                | Appeal # | Parcel ID #      |
|----------------------------|----------|------------------|
| 03/12/2026                 | PP.070   | 88-99-00-731-970 |
| MARLIN LEASING CORPORATION |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 57,640   | 57,640   | 76,680       | 76,680       | 19,040     | 19,040     |

---

| Appeal Date                       | Appeal # | Parcel ID #      |
|-----------------------------------|----------|------------------|
| 03/12/2026                        | PP.040   | 88-99-00-734-510 |
| FIRST AMERICAN COMMERCIAL BANCORP |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 421,850  | 421,850  | 474,310      | 474,310      | 52,460     | 52,460     |

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| Appeal Date                | Appeal # | Parcel ID #      |
|----------------------------|----------|------------------|
| 03/12/2026                 | PP.068   | 88-99-00-734-970 |
| MARLIN LEASING CORPORATION |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 25,120       | 25,120       | 25,120     | 25,120     |

---

| Appeal Date         | Appeal # | Parcel ID #      |
|---------------------|----------|------------------|
| 03/12/2026          | PP.065   | 88-99-00-750-985 |
| APPLIED CAPITAL LLC |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 254,820  | 254,820  | 47,790       | 47,790       | -207,030   | -207,030   |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.083   | 88-99-00-750-995 |
| CHG MERIDIAN USA CORP |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 484,590  | 484,590  | 474,840      | 474,840      | -9,750     | -9,750     |

## 2026 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.085

88-99-00-751-030

**COMPASS ONE LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

660

660

0

0

-660

-660

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.0086

88-99-00-755-380

**VIEMED****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

9,430

9,430

5,430

5,430

-4,000

-4,000

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.064

88-99-00-755-745

**APPLIED CAPITAL LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

138,900

138,900

138,900

138,900

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.0052

88-99-00-755-750

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

68,920

68,920

68,920

68,920

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.054

88-99-00-755-755

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

3,250

3,250

3,250

3,250

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.053

88-99-00-755-760

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

## 2026 March Board of Review Report

|   |   |       |       |       |       |
|---|---|-------|-------|-------|-------|
| 0 | 0 | 9,050 | 9,050 | 9,050 | 9,050 |
|---|---|-------|-------|-------|-------|

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|                       |                 |                    |
|-----------------------|-----------------|--------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026            | PP.055          | 88-99-00-755-765   |
| WILLIAMS SCOTSMAN INC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 0               | 0               | 2,670               | 2,670               | 2,670             | 2,670             |

---

|                     |                 |                    |
|---------------------|-----------------|--------------------|
| <b>Appeal Date</b>  | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026          | PP.066          | 88-99-00-755-770   |
| APPLIED CAPITAL LLC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 0               | 0               | 5,200               | 5,200               | 5,200             | 5,200             |

---

|                     |                 |                    |
|---------------------|-----------------|--------------------|
| <b>Appeal Date</b>  | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026          | PP.067          | 88-99-00-755-775   |
| APPLIED CAPITAL LLC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 0               | 0               | 60,780              | 60,780              | 60,780            | 60,780            |

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|                         |                 |                    |
|-------------------------|-----------------|--------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026              | PP.041          | 88-99-00-760-330   |
| CARDINAL HEALTH 108 LLC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 9,600           | 9,600           | 0                   | 0                   | -9,600            | -9,600            |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.045          | 88-99-00-761-305   |
| PRIORITY WASTE LLC |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 56,460          | 56,460          | 0                   | 0                   | -56,460           | -56,460           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.042          | 88-99-00-761-310   |

## 2026 March Board of Review Report

### KIDDLETON INC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,200    | 5,200    | 3,840        | 3,840        | -1,360     | -1,360     |

---

### Appeal Date

03/12/2026

### Appeal #

PP.043

### Parcel ID #

88-99-00-761-325

### KIDDLETON INC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 6,490    | 6,490    | 4,860        | 4,860        | -1,630     | -1,630     |

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**Board of Review Action Report**  
**Required by State Tax Commission Bulletin 17 of 2007**  
**March Session**

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/12/2026

2026 Board of Review Action Report

| Code                     | Classification | No. of Appeals | No. Granted | Total Assessed Value Change | Total Taxable Value Change |
|--------------------------|----------------|----------------|-------------|-----------------------------|----------------------------|
| <b>Real Property</b>     |                |                |             |                             |                            |
| 100                      | Agricultural   | 0              | 0           | \$0                         | \$0                        |
| 200                      | Commercial     | 10             | 0           | \$0                         | \$0                        |
| 300                      | Industrial     | 3              | 0           | \$0                         | \$0                        |
| 400                      | Residential    | 76             | 35          | \$-1,540,970                | \$-1,184,890               |
| 500                      | Timber-Cutover | 0              | 0           | \$0                         | \$0                        |
| 600                      | Developmental  | 0              | 0           | \$0                         | \$0                        |
| <b>Personal Property</b> |                |                |             |                             |                            |
| 150                      | Agricultural   | 0              | 0           | \$0                         | \$0                        |
| 250                      | Commercial     | 102            | 102         | \$-3,767,970                | \$-3,767,970               |
| 350                      | Industrial     | 4              | 4           | \$-1,132,220                | \$-1,132,220               |
| 450                      | Residential    | 0              | 0           | \$0                         | \$0                        |
| 550                      | Utility        | 0              | 0           | \$0                         | \$0                        |
|                          | <b>Total</b>   | <b>195</b>     | <b>141</b>  | <b>\$-6,441,160</b>         | <b>\$-6,085,080</b>        |

| No. of Poverty/Vet Exemptions Applied For | No. of Poverty/Vet Exemptions Granted |
|-------------------------------------------|---------------------------------------|
| 10                                        | 4                                     |

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)  
Copy sent to County Equalization Department by May 1

## 2026 Equalization - Top 5 Cities in Michigan (Includes ranking by property class)

|                | 1              | Class | 2              | Class | 3              | Class | 4              | Class | 5                | Class |
|----------------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|------------------|-------|
|                | Detroit        | Rank  | Grand Rapids   | Rank  | Ann Arbor      | Rank  | Troy           | Rank  | Sterling Heights | Rank  |
| Agricultural   | 0              |       | 0              |       | 0              |       | 0              |       | 0                |       |
| Developmental  | 0              |       | 0              |       | 0              |       | 0              |       | 0                |       |
| Residential    | 8,738,379,300  | 1     | 8,408,774,000  | 2     | 7,814,075,300  | 3     | 6,866,814,460  | 4     | 6,720,189,300    | 5     |
| Commercial     | 6,232,522,800  | 1     | 3,251,144,300  | 3     | 4,230,441,500  | 2     | 2,001,560,190  | 4     | 1,264,967,900    | 5     |
| Industrial     | 1,061,006,500  | 1     | 404,989,700    | 4     | 49,557,400     | 5     | 769,190,830    | 3     | 806,201,200      | 2     |
| Personal       | 2,087,203,008  | 1     | 525,487,000    | 2     | 301,116,700    | 4     | 388,863,210    | 3     | 262,282,900      | 5     |
| Total AV       | 18,119,111,608 | 1     | 12,590,395,000 | 2     | 12,395,190,900 | 3     | 10,026,428,690 | 4     | 9,053,641,300    | 5     |
| Increase in AV | 27,942,809     | 5     | 741,454,100    | 2     | 771,867,400    | 1     | 546,501,920    | 4     | 565,076,500      | 3     |

**2026**

**CITY of TROY**

**Assessment Roll Summary**

**&**

**Board of Review**

**Report**

**City of Troy**

**Board of Review**

**ANNUAL REPORT**

**2026 ASSESSMENT ROLL SUMMARY**

**2026 Board of Review:**

**John Howard Adams, Chairman**  
**Michele Shoan**  
**Karen Greenwood**

**Submitted by: Kelly M. Timm, City Assessor**  
**Bryan Paris, Deputy City Assessor**

August 10, 2026

TO: The Honorable Mayor and City Council

FROM: Kelly M. Timm, City Assessor

RE: 2026 Assessment Roll Report and Board of Review Minutes

I am pleased to present the 2026 Assessment Roll Report and Board of Review Minutes for the City of Troy, following the completion of State Equalization on June 9, 2026. The Assessing Department is committed to fostering public trust by delivering high-quality assessment services for real and personal property. We continually refine our practices to ensure professionalism, effective communication, and proper administration of land division, property tax exemptions, and record retention. Our department also strives to make parcel data accessible to the public online.

This assessment roll reflects a year of dedicated effort by the entire Assessing Department staff. Their commitment and expertise are vital to the quality of this report, and I am grateful for their service to the community.

#### 2026 City of Troy Assessment Roll Summary

| Total Assessed Value | Total Taxable Value | Residential Taxable Value | Commercial Taxable Value | Industrial Taxable Value | Personal Property Taxable Value |
|----------------------|---------------------|---------------------------|--------------------------|--------------------------|---------------------------------|
| 10,026,428,690       | 7,270,919,530       | 4,904,251,100             | 1,475,738,040            | 502,067,180              | 388,863,210                     |

The Assessed Value for 2026 represents a **5.76%** increase over 2025. The 2026 **Taxable Value** increased by **4.47%** compared to the previous year.

The chart below provides a five-year overview of Assessed and Taxable Values for the City. Both categories show consistent year-over-year growth, reflecting ongoing development and market appreciation.

| Year | Assessed Value | Increase (Decrease) | %    | Taxable Value | Increase (Decrease) | %    |
|------|----------------|---------------------|------|---------------|---------------------|------|
| 2026 | 10,026,428,690 | 546,501,920         | 5.76 | 7,270,919,530 | 311,028,090         | 4.47 |
| 2025 | 9,479,926,770  | 653,975,160         | 7.41 | 6,959,891,440 | 352,925,450         | 5.34 |
| 2024 | 8,825,951,610  | 687,662,640         | 8.44 | 6,606,965,990 | 412,003,340         | 6.65 |
| 2023 | 8,138,288,970  | 630,862,100         | 8.40 | 6,194,962,650 | 440,724,490         | 7.66 |
| 2022 | 7,507,426,870  | 351,192,140         | 4.90 | 5,754,238,160 | 375,665,490         | 6.98 |

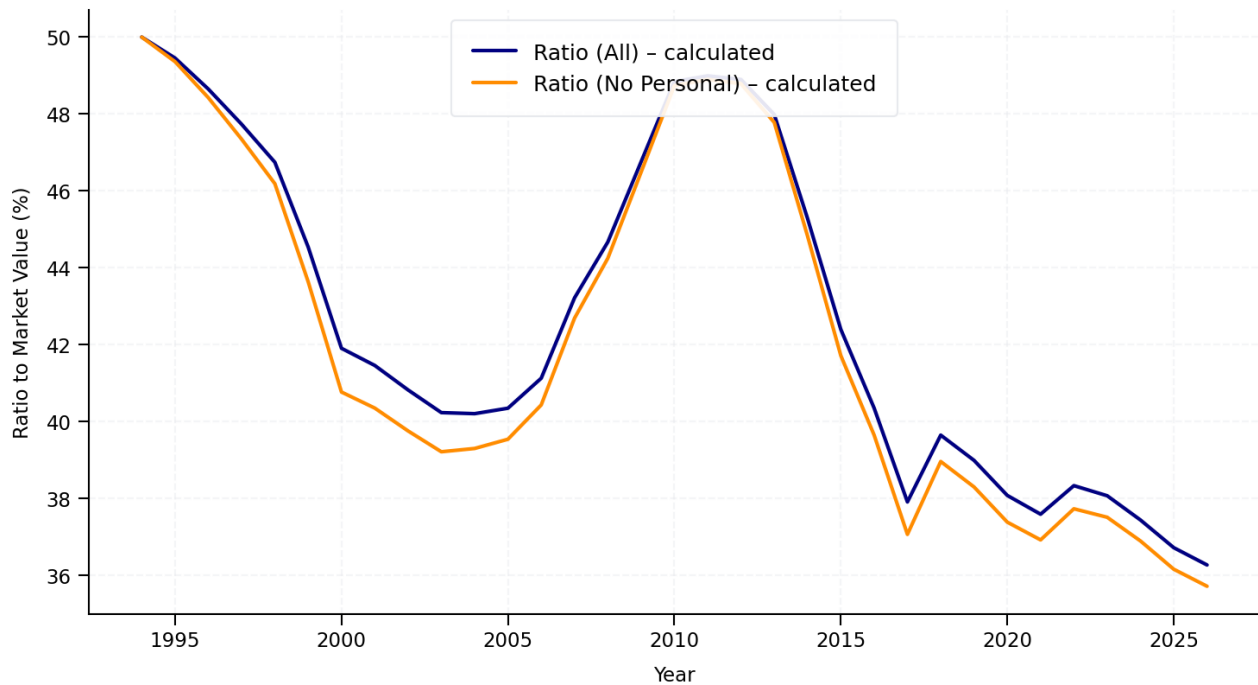
The **Consumer Price Index** for Michigan in 2026 was **2.7%**, down from 3.1% in 2025.

Since Proposal “A,” the ratio of Taxable Value to Market Value (twice the Assessed Value) has remained stable, with 2026 ratios at 36.26% (including personal property) and 35.70% (excluding personal property).

The following chart details the **Ratio of Taxable Value to Market Value** (two times the Assessed Value) with and without Personal Property.

| <b>Ratio of Taxable Value to Market Value since 1994</b> |                       |                      |                  |                          |                          |
|----------------------------------------------------------|-----------------------|----------------------|------------------|--------------------------|--------------------------|
| <b>Year</b>                                              | <b>Assessed Value</b> | <b>Taxable Value</b> | <b>Ratio All</b> | <b>Personal Property</b> | <b>Ratio No Personal</b> |
| <b>2026</b>                                              | 10,026,428,690        | 7,270,919,530        | 36.26            | 388,863,210              | 35.70                    |
| <b>2025</b>                                              | 9,479,926,770         | 6,959,891,440        | 36.71            | 383,696,960              | 36.15                    |
| <b>2024</b>                                              | 8,825,951,610         | 6,606,965,990        | 37.43            | 367,090,830              | 36.88                    |
| <b>2023</b>                                              | 8,138,288,970         | 6,194,962,650        | 38.06            | 364,598,800              | 37.50                    |
| <b>2022</b>                                              | 7,507,426,870         | 5,754,238,160        | 38.32            | 368,284,690              | 37.72                    |
| <b>2021</b>                                              | 7,156,234,730         | 5,378,572,670        | 37.58            | 365,554,540              | 36.91                    |
| <b>2020</b>                                              | 6,916,181,470         | 5,265,784,420        | 38.07            | 380,822,580              | 37.37                    |
| <b>2019</b>                                              | 6,536,364,170         | 5,095,995,110        | 38.98            | 386,182,310              | 38.29                    |
| <b>2018</b>                                              | 6,146,885,474         | 4,873,078,440        | 39.64            | 382,154,210              | 38.95                    |
| <b>2017</b>                                              | 5,894,241,720         | 4,467,788,440        | 37.90            | 384,517,840              | 37.06                    |
| <b>2016</b>                                              | 5,626,878,870         | 4,540,034,370        | 40.34            | 381,971,050              | 39.64                    |
| <b>2015</b>                                              | 5,313,611,700         | 4,504,785,190        | 42.39            | 437,230,620              | 41.71                    |
| <b>2014</b>                                              | 4,827,541,740         | 4,371,580,350        | 45.28            | 425,841,680              | 44.82                    |
| <b>2013</b>                                              | 4,491,432,340         | 4,310,263,448        | 47.98            | 414,094,580              | 47.78                    |
| <b>2012</b>                                              | 4,410,108,900         | 4,312,692,050        | 48.90            | 395,095,920              | 48.79                    |
| <b>2011</b>                                              | 4,540,412,680         | 4,448,750,160        | 48.99            | 384,084,890              | 48.90                    |
| <b>2010</b>                                              | 4,958,518,313         | 4,843,613,012        | 48.84            | 407,990,730              | 48.74                    |
| <b>2009</b>                                              | 5,838,869,239         | 5,459,779,936        | 46.75            | 448,100,230              | 46.48                    |
| <b>2008</b>                                              | 6,227,094,050         | 5,562,596,010        | 44.66            | 457,552,500              | 44.24                    |
| <b>2007</b>                                              | 6,422,659,810         | 5,550,516,437        | 43.21            | 464,213,650              | 42.68                    |
| <b>2006</b>                                              | 6,608,804,750         | 5,435,035,442        | 41.12            | 479,874,950              | 40.42                    |
| <b>2005</b>                                              | 6,525,074,330         | 5,264,351,550        | 40.34            | 503,497,670              | 39.53                    |
| <b>2004</b>                                              | 6,337,222,973         | 5,094,758,223        | 40.20            | 536,093,423              | 39.29                    |
| <b>2003</b>                                              | 6,188,084,256         | 4,978,263,437        | 40.22            | 584,236,696              | 39.21                    |
| <b>2002</b>                                              | 5,955,697,398         | 4,861,640,648        | 40.82            | 619,964,538              | 39.75                    |
| <b>2001</b>                                              | 5,652,563,942         | 4,686,250,942        | 41.45            | 649,562,212              | 40.34                    |
| <b>2000</b>                                              | 5,218,597,300         | 4,373,072,080        | 41.90            | 643,070,690              | 40.76                    |
| <b>1999</b>                                              | 4,696,926,183         | 4,183,560,453        | 44.54            | 666,496,353              | 43.63                    |
| <b>1998</b>                                              | 4,284,960,814         | 4,005,628,276        | 46.74            | 626,129,990              | 46.18                    |
| <b>1997</b>                                              | 3,954,663,960         | 3,775,248,837        | 47.73            | 579,417,710              | 47.34                    |
| <b>1996</b>                                              | 3,672,996,870         | 3,573,652,298        | 48.65            | 522,531,950              | 48.42                    |
| <b>1995</b>                                              | 3,463,173,910         | 3,425,410,880        | 49.45            | 507,025,520              | 49.36                    |
| <b>1994</b>                                              | 3,308,095,110         | 3,308,095,110        | 50.00            | 453,375,110              | 50.00                    |

City of Troy - Ratio of Taxable Value to Market Value (1994-2026)



The **Personal Property Roll** for 2026 is \$388,863,210, reflecting an increase of \$5,166,250 or 1.35%. This growth is driven by Personal Property Audits completed by Assessing staff throughout the year, along with new businesses relocating to the City.

The following chart illustrates the **5-year Personal Property Roll** history:

| 5 Year Personal Property History |                        |             |        |
|----------------------------------|------------------------|-------------|--------|
| Year                             | Assessed/Taxable Value | Change      | % +,-  |
| 2026                             | 388,863,210            | 5,166,250   | 1.35   |
| 2025                             | 383,696,960            | 16,606,130  | 4.53   |
| 2024                             | 367,090,830            | 2,492,030   | .68    |
| 2023                             | 364,598,800            | (3,685,890) | (1.00) |
| 2022                             | 368,284,690            | 2,730,150   | .74    |

All **Industrial Facilities Tax (IFT)** exemptions have now expired, resulting in a zero IFT roll for 2026. The historical values included in the assessment report show the final phase-out of remaining abatements:

| <b>5 Year Industrial Facilities Tax Abatement History</b> |                               |               |              |
|-----------------------------------------------------------|-------------------------------|---------------|--------------|
| <b>Year</b>                                               | <b>Assessed/Taxable Value</b> | <b>Change</b> | <b>% +,-</b> |
| <b>2026</b>                                               | 0                             | 0             | 0            |
| <b>2025</b>                                               | 0                             | (1,116,900)   | (100)        |
| <b>2024</b>                                               | 1,116,900                     | 18,790        | 1.71         |
| <b>2023</b>                                               | 1,098,110                     | (2,204,610)   | (66.75)      |
| <b>2022</b>                                               | 3,302,720                     | (1,477,780)   | (30.91)      |

The **Downtown Development Authority (DDA)** was reconfigured and its debt refinanced in 2022. The DDA now has a 12-year history. For the 2026 tax year, the DDA's taxable capture value increased by 9.93%. This growth is largely attributable to Personal Property Audits, new construction, uncapping events, and CPI adjustments.

The following chart details the **12-year history of the DDA**:

| <b>Downtown Development Authority (DDA) History and Capture Changes</b> |                                |             |                 |                |                      |
|-------------------------------------------------------------------------|--------------------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                                             | <b>TOTAL DDA Taxable Value</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture % +/-</b> |
| <b>2026</b>                                                             | 541,006,440                    | 452,609,460 | 88,396,980      | 231,814,170    | 9.93                 |
| <b>2025</b>                                                             | 520,070,500                    | 433,492,130 | 86,578,370      | 210,878,230    | 9.45                 |
| <b>2024</b>                                                             | 501,858,390                    | 417,155,510 | 84,702,880      | 192,666,120    | 11.33                |
| <b>2023</b>                                                             | 482,246,130                    | 397,576,080 | 84,670,050      | 173,053,860    | 17.87                |
| <b>2022</b>                                                             | 456,004,500                    | 365,085,100 | 90,919,400      | 146,812,230    | 48.69                |
| <b>2021</b>                                                             | 407,929,380                    | 320,436,970 | 87,492,410      | 98,737,110     | (11.79)              |
| <b>2020</b>                                                             | 421,121,610                    | 323,435,390 | 97,686,220      | 111,929,340    | 0.21                 |
| <b>2019</b>                                                             | 420,883,490                    | 321,085,080 | 99,798,410      | 111,691,220    | 11.16                |
| <b>2018</b>                                                             | 409,667,440                    | 309,325,190 | 100,342,250     | 100,475,170    | 26.85                |
| <b>2017</b>                                                             | 388,398,470                    | 287,767,050 | 100,631,420     | 79,206,200     | 6.59                 |
| <b>2016</b>                                                             | 383,504,400                    | 283,344,760 | 100,159,640     | 74,312,130     | 6.18                 |
| <b>2015</b>                                                             | 379,177,070                    | 277,522,820 | 101,654,250     | 69,984,800     | (2.34)               |

The City of Troy currently has **5 active Brownfield Redevelopment Authority Sites (BRA)**, including **TCF Bank, Somerset Shoppes, Harrison Poolside Troy Apartments, Village of Troy and Forbes/Frankel Troy Ventures LLC**.

The **TCF Bank BRA** is in its 20th year. The 2026 Taxable Value is \$1,080,140, an increase of \$500 from the 2025 value, the capture increased slightly by 0.06% from the previous year.

| TCF BRA History and Capture Changes |           |         |          |         |               |
|-------------------------------------|-----------|---------|----------|---------|---------------|
| Year                                | TOTAL BRA | Real    | Personal | Capture | Capture %+, - |
| 2026                                | 1,080,140 | 892,930 | 187,210  | 882,200 | .06           |
| 2025                                | 1,079,640 | 869,460 | 210,180  | 881,700 | (0.54)        |
| 2024                                | 1,084,410 | 843,320 | 241,090  | 886,470 | (2.52)        |
| 2023                                | 1,107,380 | 803,170 | 304,210  | 909,440 | 54.22         |
| 2022                                | 787,630   | 787,630 | 0        | 589,690 | 236.70        |
| 2021                                | 373,080   | 373,080 | 0        | 175,140 | 3.0           |
| 2020                                | 367,930   | 367,930 | 0        | 169,990 | 4.20          |
| 2019                                | 361,070   | 361,070 | 0        | 163,130 | 5.47          |
| 2018                                | 352,610   | 352,610 | 0        | 154,670 | 4.92          |
| 2017                                | 345,360   | 345,360 | 0        | 147,420 | 2.13          |
| 2016                                | 342,280   | 342,280 | 0        | 144,340 | 0.30          |
| 2015                                | 341,260   | 341,260 | 0        | 143,320 | 3.89          |
| 2014                                | 335,890   | 335,890 | 0        | 137,950 | 0.73          |
| 2013                                | 334,880   | 334,880 | 0        | 136,940 | (15.60)       |
| 2012                                | 360,210   | 360,210 | 0        | 162,270 | (12.08)       |
| 2011                                | 382,510   | 382,510 | 0        | 184,570 | (22.85)       |
| 2010                                | 437,180   | 437,180 | 0        | 239,240 | (21.71)       |
| 2009                                | 503,530   | 503,530 | 0        | 305,590 | (5.66)        |
| 2008                                | 521,860   | 521,860 | 0        | 323,920 | (4.91)        |
| 2007                                | 538,570   | 538,570 | 0        | 340,630 |               |

The **Somerset Shoppes BRA** is in its 9th year. It has a 2026 captured Taxable Value of \$1,400,250. This represents an increase in capture of 2.94 % due to new businesses moving into the Somerset Shoppes, along with the Consumer Price Index increase.

| Somerset Shoppes BRA History and Capture Changes |           |           |           |           |               |
|--------------------------------------------------|-----------|-----------|-----------|-----------|---------------|
| Year                                             | TOTAL BRA | Real      | Personal  | Capture   | Capture %+, - |
| 2026                                             | 3,238,600 | 2,364,420 | 874,180   | 1,400,250 | 2.94          |
| 2025                                             | 3,198,560 | 2,302,260 | 896,300   | 1,360,210 | (2.58)        |
| 2024                                             | 3,234,590 | 2,233,040 | 1,001,550 | 1,396,240 | 25.16         |
| 2023                                             | 2,953,890 | 2,126,710 | 827,180   | 1,115,540 | 2.62          |
| 2022                                             | 2,930,290 | 2,025,440 | 904,850   | 1,087,040 | 13.65         |
| 2021                                             | 2,735,700 | 1,960,740 | 774,960   | 956,480   | 40.61         |
| 2020                                             | 2,459,440 | 1,791,000 | 668,440   | 680,220   | 998.0         |
| 2019                                             | 1,881,890 | 1,757,610 | 109,890   | 68,100    | (15.95)       |
| 2018                                             | 1,778,870 | 1,640,330 | 138,540   | 81,020    |               |

The **Harrison Poolside Troy (HPT) BRA** had zero captured Taxable Value for 2026 due to the site improvements not being started.

| <b>Harrison Poolside Troy (HPT) BRA History and Capture Changes</b> |                  |             |                 |                |                      |
|---------------------------------------------------------------------|------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                                         | <b>TOTAL BRA</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture %+, -</b> |
| <b>2026</b>                                                         | 193,270          | 193,270     | 0               | 0              |                      |
| <b>2025</b>                                                         | 188,190          | 188,190     | 0               | 0              |                      |
| <b>2024</b>                                                         | 182,540          | 182,540     | 0               | 0              |                      |
| <b>2023</b>                                                         | 173,850          | 173,850     | 0               | 0              |                      |
| <b>2022</b>                                                         | 165,580          | 165,580     | 0               | 0              |                      |
| <b>2021</b>                                                         | 160,300          | 160,300     | 0               | 0              |                      |
| <b>2020</b>                                                         | 160,300          | 160,300     | 0               | 0              |                      |
| <b>2019</b>                                                         | 377,460          | 377,460     | 0               | 0              |                      |

The **Village of Troy BRA** is in its third year of capture. The 2026 taxable value is \$31,256,020. This represents an increase of \$14,126,570 due to new residential construction. The capture increased 85.21% from the previous year.

| <b>Village of Troy BRA History and Capture Changes</b> |                  |             |                 |                |                      |
|--------------------------------------------------------|------------------|-------------|-----------------|----------------|----------------------|
| <b>Year</b>                                            | <b>TOTAL BRA</b> | <b>Real</b> | <b>Personal</b> | <b>Capture</b> | <b>Capture %+, -</b> |
| <b>2026</b>                                            | 31,256,020       | 31,256,020  | 0               | 30,704,610     | 85.21                |
| <b>2025</b>                                            | 17,129,450       | 17,129,450  | 0               | 16,578,040     | 119.72               |
| <b>2024</b>                                            | 8,096,530        | 8,096,530   | 0               | 7,545,120      |                      |

The **Forbes/Frankel Troy Ventures LLC BRA** is the newest Brownfield for the City of Troy. The capture is anticipated to begin starting in tax year 2028.

This is the 23rd year for the **Smart Zone (SZ), or LDFA** in the City of Troy. The Smart Zone is located near the southwest corner of E. Big Beaver and John R. The SmartZone has a positive capture for 2026.

The chart below details the **History of the SmartZone**.

| SmartZone (LDFA) Totals |            |            |           |            |               |
|-------------------------|------------|------------|-----------|------------|---------------|
| Year                    | TOTAL SZ   | Real       | Personal  | Capture    | Capture %+, - |
| 2026                    | 25,520,840 | 20,159,490 | 5,361,350 | 11,073,460 | 7.55          |
| 2025                    | 24,743,410 | 19,629,530 | 5,113,880 | 10,296,030 | 7.24          |
| 2024                    | 24,048,600 | 19,000,950 | 5,047,650 | 9,601,220  | 29.78         |
| 2023                    | 21,845,200 | 18,096,180 | 3,749,020 | 7,397,820  | 22.42         |
| 2022                    | 20,490,250 | 17,330,750 | 3,159,500 | 6,042,870  | (18.16)       |
| 2021                    | 21,831,400 | 16,777,140 | 5,054,260 | 7,384,020  | 16.62         |
| 2020                    | 20,779,280 | 16,545,550 | 4,233,730 | 6,331,900  | 9.26          |
| 2019                    | 20,242,700 | 16,226,360 | 4,016,340 | 5,795,320  | 27.60         |
| 2018                    | 18,989,235 | 14,277,910 | 4,711,325 | 4,541,855  | (44.50)       |
| 2017                    | 22,626,490 | 14,767,100 | 7,859,390 | 8,179,110  | 13.30         |
| 2016                    | 21,666,445 | 13,301,350 | 8,365,095 | 7,219,065  | (14.09)       |
| 2015                    | 22,850,510 | 13,261,600 | 9,588,910 | 8,403,130  | 29.75         |
| 2014                    | 20,923,395 | 13,052,800 | 7,870,595 | 6,476,015  | 6.10          |
| 2013                    | 20,546,380 | 13,126,260 | 7,420,120 | 6,099,000  | (6.80)        |
| 2012                    | 20,096,250 | 12,118,900 | 7,977,350 | 6,546,350  | 14.27         |
| 2011                    | 20,097,510 | 13,907,950 | 6,189,560 | 5,650,130  | (46.09)       |
| 2010                    | 24,927,370 | 17,102,270 | 7,825,100 | 10,479,990 | (10.99)       |
| 2009                    | 26,221,980 | 19,630,100 | 6,591,880 | 11,774,600 | 12.14         |
| 2008                    | 24,947,540 | 18,428,290 | 6,519,250 | 10,500,160 | (0.69)        |
| 2007                    | 25,725,320 | 18,164,810 | 7,560,510 | 11,277,940 | 25.89         |
| 2006                    | 23,405,930 | 16,888,080 | 6,517,850 | 8,958,550  | 11.50         |
| 2005                    | 22,482,220 | 16,372,300 | 6,109,920 | 8,034,840  | 48.22         |
| 2004                    | 19,867,910 | 15,089,770 | 4,778,140 | 5,420,530  |               |

For the 2026 Assessment Year, the City of Troy contains **28,149** residential parcels. These parcels have an **average Assessed Value of \$243,945** and an **estimated average Market Value of \$487,890**. The **average Taxable Value for residential parcels is \$174,224**.

During the 2025 calendar year, there were **759** valid sales of single-family residential properties. These sales totaled \$402,328,186, resulting in an average sale price of \$530,076. The lowest verified residential sale was \$120,000, while the highest sale reached \$1,850,000.

In addition, there were **245** valid sales of residential condominiums in 2025. Condominium sales totaled \$91,882,171, with an average sale price of \$375,029. The lowest verified condominium sale was \$141,000, and the highest was \$819,000.

In 2025, the Assessing Office Staff processed approximately **2,448 recorded deeds**. The vast majority of these transactions resulted in the submission of a Property Transfer Affidavit, which is also handled by this department. In addition, the Assessing Office processes a similar volume of Principal Residence Exemption Affidavits each year.

The City of Troy currently contains **2,008 Commercial and Industrial real property parcels**. These parcels encompass **5,607 businesses** that are required to file Personal Property Statements with the City. The filing deadline is February 20th each year, and all submissions are processed prior to the final scheduled session of the March Board of Review.

Following this report is a collection of reference materials that remain useful throughout the year. These resources include:

- **Assessment Roll Summary (Quick Stats):**  
A concise, easy-to-use overview that summarizes all major data contained in the Assessment Roll Report.
- **Commercial/Industrial Economic Condition Factors:**  
A report detailing parcel counts along with the percentage change from the previous year.
- **Local Millage Comparison:**  
A comparison of Troy's millage rate to those of other local units within Oakland, Macomb, and Wayne Counties.
- **Top Twenty Taxpayers:**  
A set of listings identifying the Top Twenty Taxpayers citywide, as well as the Top Twenty within each of Troy's seven school districts. This section also includes the Top Twenty Taxpayers within the Downtown Development Authority (DDA).

The Assessing Department staff consistently delivers outstanding service, handling high call volumes and reviewing assessments annually. Their professionalism is frequently praised by citizens. The 2026 Board of Review volunteers also performed admirably under challenging conditions.

All work was completed accurately and on schedule. The Minutes of the March Board of Review are attached for your reference. Please contact me with any questions.

Respectfully submitted,

*Kelly M. Timm*

Kelly M. Timm, City of Troy Assessor

**2026 March Board of Review  
2026 Assessment Roll Summary**

| Type                  | Count         | Assessed Value        | Taxable Value        |
|-----------------------|---------------|-----------------------|----------------------|
| Commercial Real       | 1,078         | 2,001,560,190         | 1,475,738,040        |
| Industrial Real       | 929           | 769,190,830           | 502,067,180          |
| Residential Real      | 28,149        | 6,866,814,460         | 4,904,251,100        |
| <b>Total Real</b>     | <b>30,156</b> | <b>9,637,565,480</b>  | <b>6,882,056,320</b> |
| Commercial Personal   | 5,194         | 263,784,930           | 263,784,930          |
| Industrial Personal   | 363           | 36,583,370            | 36,583,370           |
| Utility Personal      | 19            | 88,494,910            | 88,494,910           |
| Deletions             | 0             |                       |                      |
| <b>Total Personal</b> | <b>5,576</b>  | <b>388,863,210</b>    | <b>388,863,210</b>   |
| <b>Total of Roll</b>  | <b>35,732</b> | <b>10,026,428,690</b> | <b>7,270,919,530</b> |

**Percent Changes by Class**

| Assessed Value Percent Change |              | Taxable Value Percent Change |              |
|-------------------------------|--------------|------------------------------|--------------|
|                               | %            |                              | %            |
| Residential                   | 7.28%        | Residential                  | 5.17%        |
| Commercial                    | 2.00%        | Commercial                   | 2.54%        |
| Industrial                    | 4.93%        | Industrial                   | 5.95%        |
| Personal                      | 1.35%        | Personal                     | 1.35%        |
| <b>Overall A/V</b>            | <b>5.76%</b> | <b>Overall T/V</b>           | <b>4.47%</b> |

**Percent of Total Roll (A/V = Assessed Value, T/V = Taxable Value)**

|              | A/V %         | T/V %         |              | A/V %         | T/V %         |
|--------------|---------------|---------------|--------------|---------------|---------------|
| Residential  | 68.49         | 67.45         | Real         | 96.12         | 94.65         |
| Commercial   | 19.96         | 20.30         | Personal     | 3.88          | 5.35          |
| Industrial   | 7.67          | 6.91          |              |               |               |
| Personal     | 3.88          | 5.35          |              |               |               |
| <b>Total</b> | <b>100.00</b> | <b>100.00</b> | <b>Total</b> | <b>100.00</b> | <b>100.00</b> |

**Averages**

|                                         | Sale Price | Market Value | Assessed Value | Taxable Value |
|-----------------------------------------|------------|--------------|----------------|---------------|
| <b>Residential</b>                      | 530,076    |              |                |               |
| 759 Sales @ \$402,328,186               | High Sale  | 1,850,000    | Low Sale       | 120,000       |
|                                         | Price      | M/V          | A/V            | T/V           |
| <b>Condo</b>                            | 375,029    |              |                |               |
| 245 Sales @ \$91,882,171                | High Sale  | 819,000      | Low Sale       | 141,000       |
|                                         | Price      | M/V          | A/V            | T/V           |
| <b>Combined Residential &amp; Condo</b> | 492,241    |              |                |               |
| 1,004 Sales @ \$494,210,357             | High Sale  | 1,850,000    | Low Sale       | 120,000       |

**2026 March Board of Review  
2026 Assessment Roll Summary**

**Ratio of Taxable Value to Market Value**

|                                                            |                |
|------------------------------------------------------------|----------------|
| Total Market Value (including Personal Property)           | 20,052,857,380 |
| Total Taxable Value (including Personal Property)          | 14,541,839,060 |
| <b>Ratio of T/V to M/V (including Personal Property) %</b> | <b>36.26</b>   |

|                                                     |                |
|-----------------------------------------------------|----------------|
| Total Market Value (No Personal Property)           | 19,275,130,960 |
| Total Taxable Value (No Personal Property)          | 13,764,112,640 |
| <b>Ratio of T/V to M/V (No Personal Property) %</b> | <b>35.70</b>   |

| By Type (No Personal Property) | Assessed Value | Market Value   | Taxable Value | Ratio |
|--------------------------------|----------------|----------------|---------------|-------|
| Commercial                     | 2,001,560,190  | 4,003,120,380  | 1,475,738,040 | 36.86 |
| Industrial                     | 769,190,830    | 1,538,381,660  | 502,067,180   | 32.64 |
| Residential                    | 6,866,814,460  | 13,733,628,920 | 4,904,251,100 | 35.71 |

**DDA Statistics**

|       | Base        | 2026 T/V    | 2026 Capture |
|-------|-------------|-------------|--------------|
| Total | 309,192,270 | 541,006,440 | 231,814,170  |

**Troy Brownfield #4 - TCF Bank Statistics**

|       | Base    | 2026 T/V  | 2026 Capture |
|-------|---------|-----------|--------------|
| Total | 197,940 | 1,080,140 | 882,200      |

**Troy Brownfield #8 - Somerset Shoppes Statistics**

|       | Base      | 2026 T/V  | 2026 Capture |
|-------|-----------|-----------|--------------|
| Total | 1,838,350 | 3,238,600 | 1,400,250    |

**Troy Brownfield #10 - Harrison Poolside Troy Apartments Statistics**

|       | Base    | 2026 T/V | 2026 Capture |
|-------|---------|----------|--------------|
| Total | 368,620 | 193,270  | 0            |

**Troy Brownfield #11 - Village of Troy Statistics**

|       | Base    | 2026 T/V   | 2026 Capture |
|-------|---------|------------|--------------|
| Total | 551,410 | 31,256,020 | 30,704,610   |

**Troy Smart Zone (SZ) Statistics**

|       | Base       | 2026 T/V   | 2026 Capture |
|-------|------------|------------|--------------|
| Total | 14,447,380 | 25,520,840 | 11,073,460   |

**2026 Millage Rates (2026 Winter rates are not Certified until late Fall)**

| School Code | School     | P.R.E July | P.R.E Dec | Total P.R.E | Non-H July | Non-H Dec | Total Non-H |
|-------------|------------|------------|-----------|-------------|------------|-----------|-------------|
| 63150       | Troy       | 29.1308    | 6.8620    | 35.9928     | 37.0036    | 14.7348   | 51.7384     |
| 63070       | Avondale   | 28.4453    | 6.1764    | 34.6217     | 37.5353    | 15.2664   | 52.8017     |
| 63010       | Birmingham | 30.3490    | 4.2421    | 34.5911     | 37.2828    | 11.1759   | 48.4587     |
| 63080       | Bloomfield | 28.3987    | 6.1298    | 34.5285     | 35.4350    | 13.1661   | 48.6011     |
| 63280       | Lamphere   | 32.0824    | 9.8136    | 41.8960     | 34.8552    | 12.5865   | 47.4417     |
| 63040       | Royal Oak  | 28.5871    | 2.0859    | 30.6730     | 45.7477    | 2.0859    | 47.8336     |
| 50230       | Warren     | 33.7791    | 2.0859    | 35.8650     | 48.9561    | 2.0859    | 51.0420     |

P.R.E. = Principal Residence Exemption (Homestead), Non-H = Non-Homestead

**Top Twenty Taxpayers - 2026**

| Rank | Name                       | 2026 A/V          | 2026 T/V          | # of Parcels | Business Activity    | % of Total T/V |
|------|----------------------------|-------------------|-------------------|--------------|----------------------|----------------|
| 1    | <b>Somerset Collection</b> | <b>78,229,580</b> | <b>73,105,650</b> | <b>6</b>     | <b>Mall - Retail</b> | <b>1.01%</b>   |
| 2    | DTE Electric Co            | 58,889,830        | 57,973,140        | 17           | Utility              | 0.80%          |
| 3    | Lithia Real Estate Inc     | 48,787,260        | 43,617,000        | 19           | Automotive Dealer    | 0.60%          |
| 4    | Troy Apts I-IV LLC         | 115,917,460       | 37,647,160        | 25           | Apartments           | 0.52%          |
| 5    | Zen Troy LLC               | 34,304,810        | 34,249,260        | 2            | Office/Apartment     | 0.47%          |
| 6    | Midtown Place Troy LLC     | 31,753,700        | 31,730,910        | 2            | Apartments           | 0.44%          |
| 7    | LREH Michigan LLC          | 31,144,130        | 28,777,100        | 7            | Office Leasing       | 0.40%          |
| 8    | Consumers Energy           | 27,057,270        | 26,734,180        | 12           | Utility              | 0.37%          |
| 9    | Pentrecentre LLC           | 25,393,250        | 24,882,660        | 2            | Office Leasing       | 0.34%          |
| 10   | Wilshire Plaza MI LP       | 23,080,630        | 20,199,620        | 3            | Office Leasing       | 0.28%          |
| 11   | Troy Tech SF Owner         | 18,752,590        | 18,752,590        | 5            | Office Leasing       | 0.26%          |
| 12   | 755 Tower Assoc LLC        | 19,070,160        | 18,097,220        | 2            | Office Leasing       | 0.25%          |
| 13   | Regents Park of Troy       | 24,070,490        | 16,987,760        | 3            | Apartments           | 0.23%          |
| 14   | Troy R2G Owner LLC         | 17,674,370        | 16,439,910        | 6            | Shopping-Retail      | 0.23%          |
| 15   | Marriott                   | 16,182,120        | 15,873,400        | 1            | Hotel                | 0.22%          |
| 16   | Troy Beaver Realty LLC     | 15,300,690        | 15,277,310        | 2            | Corp HQ              | 0.21%          |
| 17   | GLF Troy Office LLC        | 18,769,390        | 14,907,000        | 2            | Office Leasing       | 0.21%          |
| 18   | MK Oakland Mall LLC        | 14,916,090        | 14,775,960        | 6            | Mall - Retail        | 0.20%          |
| 19   | CC Troy Associates I LLC   | 14,188,210        | 13,836,530        | 3            | Office Leasing       | 0.19%          |
| 20   | Troy KS Development        | 16,542,960        | 13,509,030        | 6            | Office/Apartment     | 0.19%          |

10,026,428,690    **7,270,919,530**                      131                      7.39%

| City of Troy - Assessing Department |       |          |          |          |                                                     |
|-------------------------------------|-------|----------|----------|----------|-----------------------------------------------------|
| 2026 Commercial/Industrial ECF's    |       |          |          |          |                                                     |
| Neighborhood                        | Count | 2025 ECF | 2026 ECF | % Change | Business Description                                |
| APT1                                | 86    | 0.758    | 0.574    | -24.27%  | Apartments (Income Approach)                        |
| AUTO                                | 20    | 1.238    | 1.221    | -1.37%   | Auto Dealer                                         |
| BANK                                | 29    | 0.859    | 0.806    | -6.17%   | Bank                                                |
| BBS                                 | 7     | 1.069    | 1.069    | 0.00%    | Barber Beauty Shops                                 |
| BOWL                                | 4     | 0.247    | 0.247    | 0.00%    | Bowling (alleys have n/v)/Movie/Rink                |
| CH                                  | 7     | 0.434    | 0.434    | 0.00%    | Clubhouse                                           |
| CW                                  | 9     | 3.331    | 5.336    | 60.19%   | Car Wash                                            |
| DCC                                 | 16    | 0.800    | 0.724    | -9.50%   | Day Care Centers                                    |
| ENG                                 | 78    | 0.852    | 0.706    | -17.14%  | Engineering                                         |
| GAS                                 | 21    | 1.075    | 1.134    | 5.49%    | Gas/Service Station/Convenience                     |
| HC                                  | 4     | 0.250    | 0.254    | 1.60%    | Health Club                                         |
| HTL                                 | 18    | 0.828    | 0.989    | 19.44%   | Hotel/Motel                                         |
| ILM                                 | 669   | 1.103    | 1.105    | 0.18%    | Industrial LM                                       |
| LOFT                                | 40    | 1.019    | 0.968    | -5.00%   | Loft                                                |
| MED                                 | 96    | 0.965    | 0.803    | -16.79%  | Medical Office                                      |
| MKT                                 | 21    | 1.281    | 1.089    | -14.99%  | Market                                              |
| MORT                                | 2     | 0.641    | 0.641    | 0.00%    | Mortuary-Funeral Home                               |
| MSC                                 | 8     | 1.088    | 1.017    | -6.53%   | Multiple Senior Citizen                             |
| OFF                                 | 257   | 0.685    | 0.740    | 8.03%    | Office                                              |
| RHCOM                               | 23    | 0.972    | 0.865    | -11.01%  | Row Houses Commercial                               |
| RST                                 | 52    | 1.351    | 1.069    | -20.87%  | Restaurant Sit Down                                 |
| RSTFF                               | 30    | 0.940    | 1.168    | 24.26%   | Restaurant Fast Food                                |
| RTL                                 | 64    | 0.791    | 0.813    | 2.78%    | Retail                                              |
| SCN                                 | 84    | 1.902    | 1.744    | -8.31%   | Shopping Center Neighborhood                        |
| SCR                                 | 4     | 0.621    | 0.621    | 0.00%    | Shopping Center Regional (Somerset & Oakland Malls) |
| SG                                  | 39    | 1.863    | 1.940    | 4.13%    | Garage/Service Garage                               |
| VET                                 | 4     | 1.556    | 1.434    | -7.84%   | Veterinary                                          |
| WHSE                                | 41    | 1.236    | 0.939    | -24.03%  | Warehouse/Distribution-Mini-Storage                 |
| C3501                               | 8     | 1.660    | 1.356    | -18.31%  | Oakland Mall 14 Mile & John R Condos                |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

| 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |                  | 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |                  |
|------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------|------------------|
| City Village or Township                                                                             | Total<br>Millage | City Village or Township                                                                              | Total<br>Millage |
| Addison Twp                                                                                          | 9.6373           | Southfield Twp                                                                                        | 0.6000           |
| Auburn Hills                                                                                         | 13.0702          | Rose Twp                                                                                              | 4.4317           |
| Berkley                                                                                              | 15.4622          | Groveland Twp                                                                                         | 4.4557           |
| Beverly Hills Village                                                                                | 13.6064          | Oakland Twp                                                                                           | 5.1021           |
| Bingham Farms Village                                                                                | 10.0000          | Novi Twp                                                                                              | 5.5750           |
| Birmingham                                                                                           | 13.1041          | Holly Twp                                                                                             | 6.9269           |
| Bloomfield Hills                                                                                     | 10.9600          | Springfield Twp                                                                                       | 8.0285           |
| Bloomfield Twp                                                                                       | 12.1493          | Lyon Twp                                                                                              | 8.0306           |
| Brandon Twp                                                                                          | 11.2943          | Highland Twp                                                                                          | 8.2291           |
| Clarkston                                                                                            | 12.6444          | Orchard Lake Village (City)                                                                           | 8.3481           |
| Clawson                                                                                              | 22.9792          | Commerce Twp                                                                                          | 8.7246           |
| Commerce Twp                                                                                         | 8.7246           | Independence Twp                                                                                      | 9.1091           |
| Farmington                                                                                           | 19.6234          | Franklin Village                                                                                      | 9.4984           |
| Farmington Hills                                                                                     | 17.9518          | Addison Twp                                                                                           | 9.6373           |
| Fenton                                                                                               | 13.2471          | Orion Twp                                                                                             | 9.6502           |
| Ferndale                                                                                             | 24.0082          | Milford Twp                                                                                           | 9.7426           |
| Franklin Village                                                                                     | 9.4984           | <b>**Troy**</b>                                                                                       | <b>9.7919</b>    |
| Groveland Twp                                                                                        | 4.4557           | Bingham Farms Village                                                                                 | 10.0000          |
| Hazel Park                                                                                           | 35.8220          | White Lake Twp                                                                                        | 10.0818          |
| Highland Twp                                                                                         | 8.2291           | Novi                                                                                                  | 10.5376          |
| Holly Twp                                                                                            | 6.9269           | Bloomfield Hills                                                                                      | 10.9600          |
| Holly Village                                                                                        | 18.0523          | Lake Angelus                                                                                          | 10.9797          |
| Holly Village (RH)                                                                                   | 26.6007          | Rochester Hills                                                                                       | 11.2753          |
| Huntington Woods                                                                                     | 22.8345          | Brandon Twp                                                                                           | 11.2943          |
| Independence Twp                                                                                     | 9.1091           | West Bloomfield Twp                                                                                   | 12.0376          |
| Keego Harbor                                                                                         | 14.9426          | Bloomfield Twp                                                                                        | 12.1493          |
| Lake Angelus                                                                                         | 10.9797          | Wolverine Lake Village                                                                                | 12.5069          |
| Lake Orion Village                                                                                   | 22.2816          | Clarkston                                                                                             | 12.6444          |
| Lathrup Village (City)                                                                               | 25.8256          | Oxford Twp                                                                                            | 12.6767          |
| Leonard Village                                                                                      | 16.6373          | Rochester                                                                                             | 12.8446          |
| Lyon Twp                                                                                             | 8.0306           | Auburn Hills                                                                                          | 13.0702          |
| Madison Heights                                                                                      | 25.4572          | Birmingham                                                                                            | 13.1041          |
| Milford Twp                                                                                          | 9.7426           | Fenton                                                                                                | 13.2471          |
| Milford Village                                                                                      | 17.1646          | Waterford Twp                                                                                         | 13.5124          |
| Northville                                                                                           | 15.9890          | Beverly Hills Village                                                                                 | 13.6064          |
| Novi                                                                                                 | 10.5376          | Wixom                                                                                                 | 14.3169          |
| Novi Twp                                                                                             | 5.5750           | Keego Harbor                                                                                          | 14.9426          |
| Oak Park                                                                                             | 34.7659          | Berkley                                                                                               | 15.4622          |
| Oakland Twp                                                                                          | 5.1021           | Northville                                                                                            | 15.9890          |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Oakland County**

| 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |                  | 2025 Oakland County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |                  |
|------------------------------------------------------------------------------------------------------|------------------|-------------------------------------------------------------------------------------------------------|------------------|
| City Village or Township                                                                             | Total<br>Millage | City Village or Township                                                                              | Total<br>Millage |
| Orchard Lake Village (City)                                                                          | 8.3481           | Leonard Village                                                                                       | 16.6373          |
| Orion Twp                                                                                            | 9.6502           | Sylvan Lake                                                                                           | 16.9100          |
| Ortonville Village                                                                                   | 17.1700          | Royal Oak                                                                                             | 17.1220          |
| Oxford Twp                                                                                           | 12.6767          | Milford Village                                                                                       | 17.1646          |
| Oxford Village                                                                                       | 23.7967          | Ortonville Village                                                                                    | 17.1700          |
| Pleasant Ridge                                                                                       | 21.3235          | Farmington Hills                                                                                      | 17.9518          |
| Pontiac                                                                                              | 18.9593          | Holly Village                                                                                         | 18.0523          |
| Rochester                                                                                            | 12.8446          | South Lyon                                                                                            | 18.5308          |
| Rochester Hills                                                                                      | 11.2753          | Pontiac                                                                                               | 18.9593          |
| Rose Twp                                                                                             | 4.4317           | Walled Lake                                                                                           | 19.4941          |
| Royal Oak                                                                                            | 17.1220          | Farmington                                                                                            | 19.6234          |
| Royal Oak Twp                                                                                        | 21.9631          | Pleasant Ridge                                                                                        | 21.3235          |
| South Lyon                                                                                           | 18.5308          | Royal Oak Twp                                                                                         | 21.9631          |
| Southfield                                                                                           | 26.8115          | Lake Orion Village                                                                                    | 22.2816          |
| Southfield Twp                                                                                       | 0.6000           | Huntington Woods                                                                                      | 22.8345          |
| Springfield Twp                                                                                      | 8.0285           | Clawson                                                                                               | 22.9792          |
| Sylvan Lake                                                                                          | 16.9100          | Oxford Village                                                                                        | 23.7967          |
| <b>** Troy **</b>                                                                                    | <b>9.7919</b>    | Ferndale                                                                                              | 24.0082          |
| Walled Lake                                                                                          | 19.4941          | Madison Heights                                                                                       | 25.4572          |
| Waterford Twp                                                                                        | 13.5124          | Lathrup Village (City)                                                                                | 25.8256          |
| West Bloomfield Twp                                                                                  | 12.0376          | Holly Village (RH)                                                                                    | 26.6007          |
| White Lake Twp                                                                                       | 10.0818          | Southfield                                                                                            | 26.8115          |
| Wixom                                                                                                | 14.3169          | Oak Park                                                                                              | 34.7659          |
| Wolverine Lake Village                                                                               | 12.5069          | Hazel Park                                                                                            | 35.8220          |

**City of Troy - Assessing Department**  
**Comparison of County Certified Local Millage Rates - Macomb County**

| 2025 Macomb County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |               | 2025 Macomb County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate) |               |
|-----------------------------------------------------------------------------------------------------|---------------|------------------------------------------------------------------------------------------------------|---------------|
| City Village or Township                                                                            | Total Millage | City Village or Township                                                                             | Total Millage |
| Armada Twp                                                                                          | 7.2812        | Richmond Twp                                                                                         | 3.7164        |
| Armada Village                                                                                      | 13.6204       | Ray Twp                                                                                              | 4.5735        |
| Bruce Twp                                                                                           | 7.2616        | Macomb Twp                                                                                           | 5.9114        |
| Center Line                                                                                         | 27.6663       | Lenox Twp                                                                                            | 6.5041        |
| Chesterfield Twp                                                                                    | 9.2951        | Washington Twp                                                                                       | 7.2437        |
| Clinton Twp                                                                                         | 15.4793       | Bruce Twp                                                                                            | 7.2616        |
| Eastpointe                                                                                          | 36.3246       | Armada Twp                                                                                           | 7.2812        |
| Fraser                                                                                              | 23.1734       | Chesterfield Twp                                                                                     | 9.2951        |
| Grosse Pointe Shores Village                                                                        | 16.9803       | Shelby Twp                                                                                           | 9.2999        |
| Harrison Twp                                                                                        | 9.4855        | Harrison Twp                                                                                         | 9.4855        |
| Lenox Twp                                                                                           | 6.5041        | <b>** Troy **</b>                                                                                    | <b>9.7919</b> |
| Macomb Twp                                                                                          | 5.9114        | New Baltimore                                                                                        | 12.9228       |
| Memphis                                                                                             | 18.0775       | Armada Village                                                                                       | 13.6204       |
| Mount Clemens                                                                                       | 24.2237       | New Haven Village                                                                                    | 13.7500       |
| New Baltimore                                                                                       | 12.9228       | Romeo Village (Bruce)                                                                                | 15.3957       |
| New Haven Village                                                                                   | 13.7500       | Romeo Village (Washington)                                                                           | 15.3957       |
| Ray Twp                                                                                             | 4.5735        | Clinton Twp                                                                                          | 15.4793       |
| Richmond                                                                                            | 15.5039       | Richmond                                                                                             | 15.5039       |
| Richmond Twp                                                                                        | 3.7164        | Grosse Pointe Shores Village                                                                         | 16.9803       |
| Romeo Village (Bruce)                                                                               | 15.3957       | Sterling Heights                                                                                     | 17.5323       |
| Romeo Village (Washington)                                                                          | 15.3957       | Memphis                                                                                              | 18.0775       |
| Roseville                                                                                           | 30.2060       | Utica                                                                                                | 19.2513       |
| Shelby Twp                                                                                          | 9.2999        | Fraser                                                                                               | 23.1734       |
| St Clair Shores                                                                                     | 23.5621       | St Clair Shores                                                                                      | 23.5621       |
| Sterling Heights                                                                                    | 17.5323       | Mount Clemens                                                                                        | 24.2237       |
| <b>** Troy **</b>                                                                                   | <b>9.7919</b> | Warren                                                                                               | 27.1535       |
| Utica                                                                                               | 19.2513       | Center Line                                                                                          | 27.6663       |
| Warren                                                                                              | 27.1535       | Roseville                                                                                            | 30.2060       |
| Washington Twp                                                                                      | 7.2437        | Eastpointe                                                                                           | 36.3246       |

City of Troy - Assessing Department  
Comparison of County Certified Local Millage Rates - Wayne County

| 2025 Wayne County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(alphabetically) |               | 2025 Wayne County Certified Millage Rates<br>for Cities, Villages, & Townships<br>(by Millage Rate, without Transportation mills) |               |
|----------------------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------|
| City Village or Township                                                                           | Millage Rate  | City Village or Township                                                                                                          | Millage Rate  |
| Allen Park                                                                                         | 24.1151       | Brownstown Twp                                                                                                                    | 3.9324        |
| Belleville                                                                                         | 10.3924       | Canton Twp Chrtr                                                                                                                  | 4.2683        |
| Brownstown Twp                                                                                     | 3.9324        | Plymouth Twp                                                                                                                      | 5.1248        |
| Canton Twp Chrtr                                                                                   | 4.2683        | Sumpter Twp                                                                                                                       | 5.2696        |
| Dearborn                                                                                           | 22.9000       | Van Buren Twp                                                                                                                     | 7.2700        |
| Dearborn Heights                                                                                   | 22.1704       | Northville Twp                                                                                                                    | 8.2473        |
| Detroit                                                                                            | 28.4105       | Huron Twp                                                                                                                         | 8.5963        |
| Ecorse                                                                                             | 32.3938       | <b>** Troy **</b>                                                                                                                 | <b>9.7919</b> |
| Flat Rock                                                                                          | 19.9824       | Belleville                                                                                                                        | 10.3924       |
| Garden City                                                                                        | 24.1519       | Livonia                                                                                                                           | 13.7134       |
| Gibraltar                                                                                          | 20.1442       | Grosse Isle Twp                                                                                                                   | 14.2508       |
| Grosse Isle Twp                                                                                    | 14.2508       | Plymouth                                                                                                                          | 15.1198       |
| Grosse Pointe                                                                                      | 18.9072       | Romulus                                                                                                                           | 15.6903       |
| Grosse Pointe Farms                                                                                | 19.3543       | Northville                                                                                                                        | 15.9890       |
| Grosse Pointe Park                                                                                 | 21.1771       | Riverview                                                                                                                         | 18.5348       |
| Grosse Pointe Shores                                                                               | 19.0403       | Redford Twp                                                                                                                       | 18.6238       |
| Grosse Pointe Woods                                                                                | 21.8508       | Westland                                                                                                                          | 18.8715       |
| Hamtramck                                                                                          | 22.2587       | Grosse Pointe                                                                                                                     | 18.9072       |
| Harper Woods                                                                                       | 33.6776       | Grosse Pointe Shores                                                                                                              | 19.0403       |
| Highland Park                                                                                      | 41.8101       | Grosse Pointe Farms                                                                                                               | 19.3543       |
| Huron Twp                                                                                          | 8.5963        | Rockwood                                                                                                                          | 19.4760       |
| Inkster                                                                                            | 29.5317       | Flat Rock                                                                                                                         | 19.9824       |
| Lincoln Park                                                                                       | 20.2826       | Gibraltar                                                                                                                         | 20.1442       |
| Livonia                                                                                            | 13.7134       | Lincoln Park                                                                                                                      | 20.2826       |
| Melvindale                                                                                         | 36.2892       | Grosse Pointe Park                                                                                                                | 21.1771       |
| Northville                                                                                         | 15.9890       | Grosse Pointe Woods                                                                                                               | 21.8508       |
| Northville Twp                                                                                     | 8.2473        | Dearborn Heights                                                                                                                  | 22.1704       |
| Plymouth                                                                                           | 15.1198       | Hamtramck                                                                                                                         | 22.2587       |
| Plymouth Twp                                                                                       | 5.1248        | Woodhaven                                                                                                                         | 22.6433       |
| Redford Twp                                                                                        | 18.6238       | Dearborn                                                                                                                          | 22.9000       |
| River Rouge                                                                                        | 34.4334       | Wayne                                                                                                                             | 24.0832       |
| Riverview                                                                                          | 18.5348       | Allen Park                                                                                                                        | 24.1151       |
| Rockwood                                                                                           | 19.4760       | Garden City                                                                                                                       | 24.1519       |
| Romulus                                                                                            | 15.6903       | Wyandotte                                                                                                                         | 24.2218       |
| Southgate                                                                                          | 26.9476       | Taylor                                                                                                                            | 25.2332       |
| Sumpter Twp                                                                                        | 5.2696        | Southgate                                                                                                                         | 26.9476       |
| Taylor                                                                                             | 25.2332       | Trenton                                                                                                                           | 27.5899       |
| Trenton                                                                                            | 27.5899       | Detroit                                                                                                                           | 28.4105       |
| <b>** Troy **</b>                                                                                  | <b>9.7919</b> | Inkster                                                                                                                           | 29.5317       |
| Van Buren Twp                                                                                      | 7.2700        | Ecorse                                                                                                                            | 32.3938       |
| Wayne                                                                                              | 24.0832       | Harper Woods                                                                                                                      | 33.6776       |
| Westland                                                                                           | 18.8715       | River Rouge                                                                                                                       | 34.4334       |
| Woodhaven                                                                                          | 22.6433       | Melvindale                                                                                                                        | 36.2892       |
| Wyandotte                                                                                          | 24.2218       | Highland Park                                                                                                                     | 41.8101       |

**2026**  
**Top Twenty by Taxable Value**  
**Troy City - All**  
**City of Troy - Assessing Department**

| Rank          | Owner                    | 2026 A/V    | 2026 T/V    | Parcels | Activity          | %    |
|---------------|--------------------------|-------------|-------------|---------|-------------------|------|
| 1             | Somerset Collection      | 78,229,580  | 73,105,650  | 6       | Mall - Retail     | 1.01 |
| 2             | DTE Electric Co          | 58,889,830  | 57,973,140  | 17      | Utility           | 0.80 |
| 3             | Lithia Real Estate Inc   | 48,787,260  | 43,617,000  | 19      | Automotive Dealer | 0.60 |
| 4             | Troy Apts I-IV LLC       | 115,917,460 | 37,647,160  | 25      | Apartments        | 0.52 |
| 5             | Zen Troy LLC             | 34,304,810  | 34,249,260  | 2       | Office/Apartment  | 0.47 |
| 6             | Midtown Place Troy LLC   | 31,753,700  | 31,730,910  | 2       | Apartments        | 0.44 |
| 7             | LREH Michigan LLC        | 31,144,130  | 28,777,100  | 7       | Office Leasing    | 0.40 |
| 8             | Consumers Energy         | 27,057,270  | 26,734,180  | 12      | Utility           | 0.37 |
| 9             | Pentrecentre LLC         | 25,393,250  | 24,882,660  | 2       | Office Leasing    | 0.34 |
| 10            | Wilshire Plaza MI LP     | 23,080,630  | 20,199,620  | 3       | Office Leasing    | 0.28 |
| 11            | Troy Tech SF Owner       | 18,752,590  | 18,752,590  | 5       | Office Leasing    | 0.26 |
| 12            | 755 Tower Assoc LLC      | 19,070,160  | 18,097,220  | 2       | Office Leasing    | 0.25 |
| 13            | Regents Park of Troy     | 24,070,490  | 16,987,760  | 3       | Apartments        | 0.23 |
| 14            | Troy R2G Owner LLC       | 17,674,370  | 16,439,910  | 6       | Shopping-Retail   | 0.23 |
| 15            | Marriott                 | 16,182,120  | 15,873,400  | 1       | Hotel             | 0.22 |
| 16            | Troy Beaver Realty LLC   | 15,300,690  | 15,277,310  | 2       | Corp HQ           | 0.21 |
| 17            | GLF Troy Office LLC      | 18,769,390  | 14,907,000  | 2       | Office Leasing    | 0.21 |
| 18            | MK Oakland Mall LLC      | 14,916,090  | 14,775,960  | 6       | Mall - Retail     | 0.20 |
| 19            | CC Troy Associates I LLC | 14,188,210  | 13,836,530  | 3       | Office Leasing    | 0.19 |
| 20            | Troy KS Development      | 16,542,960  | 13,509,030  | 6       | Office/Apartment  | 0.19 |
| <b>Totals</b> |                          | 650,024,990 | 537,373,390 | 131     |                   | 7.39 |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**2026**  
**Top Twenty by Taxable Value**  
**Avondale Schools 63070**  
**City of Troy - Assessing Department**

| Rank          | Name                             | 2026 A/V          | 2026 T/V          | Parcels   | Activity            | %           |
|---------------|----------------------------------|-------------------|-------------------|-----------|---------------------|-------------|
| 1             | Nino Salvaggio Investment        | 7,111,060         | 5,515,570         | 2         | Market              | 0.08        |
| 2             | Optalis Troy Propco LLC          | 5,056,190         | 5,056,190         | 1         | Senior Housing      | 0.07        |
| 3             | Northfield Commons LLC           | 8,696,110         | 4,014,030         | 1         | Retail Rental       | 0.06        |
| 4             | Caswell Townhomes LLC            | 6,595,510         | 2,747,750         | 1         | Retail & Apartments | 0.04        |
| 5             | Sunrise Troy Assisted Living LLC | 3,326,950         | 2,244,150         | 1         | Senior Housing      | 0.03        |
| 6             | DTE Electric Co                  | 2,109,400         | 2,109,400         | 1         | Utility             | 0.03        |
| 7             | Trivista Investments LLC         | 1,982,890         | 1,944,880         | 1         | Clubhouse           | 0.03        |
| 8             | Caswell Town Center LLC          | 2,708,180         | 1,159,900         | 4         | Retail              | 0.02        |
| 9             | Consumers                        | 922,890           | 922,890           | 1         | Utility             | 0.01        |
| 10            | Troy Professional Buildings LLC  | 1,112,710         | 896,740           | 2         | Office Leasing      | 0.01        |
| 11            | Kroger of Michigan               | 787,880           | 787,880           | 1         | Shopping Market     | 0.01        |
| 12            | 6905 Rochester LLC               | 771,510           | 771,510           | 1         | Medical Office      | 0.01        |
| 13            | Havrilla, John F & Karen L       | 978,480           | 759,250           | 2         | Residences          | 0.01        |
| 14            | Murad, Yacoub & Ibtsam           | 914,190           | 642,250           | 2         | Residences          | 0.01        |
| 15            | Amberwood Townhomes LLC          | 862,180           | 605,530           | 1         | Apartments          | 0.01        |
| 16            | Comcast of CO/FL/MI/NM/PA/WA L   | 590,560           | 590,560           | 1         | Cable/Utility       | 0.01        |
| 17            | Bostick Trust, Charles R         | 965,480           | 568,580           | 4         | Residential/Rental  | 0.01        |
| 18            | South Blvd Property LLC          | 580,070           | 557,070           | 1         | Gas Station         | 0.01        |
| 19            | Zhu, Dongxiao                    | 560,700           | 554,580           | 1         | Residence           | 0.01        |
| 20            | 1981 South Blvd LLC              | 703,860           | 547,490           | 1         | Retail              | 0.01        |
| <b>Totals</b> |                                  | <b>47,336,800</b> | <b>32,996,200</b> | <b>30</b> |                     | <b>0.45</b> |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Birmingham Schools 63010**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V          | 2026 T/V          | Parcels   | Activity        | %           |
|---------------|-----------------------------|-------------------|-------------------|-----------|-----------------|-------------|
| 1             | Grand/Sakwa New Holland     | 14,385,810        | 6,747,910         | 3         | Retail Rental   | 0.09        |
| 2             | DTE Electric Co             | 6,473,350         | 6,436,270         | 2         | Utility         | 0.09        |
| 3             | Target Corp                 | 8,379,960         | 5,651,510         | 2         | Retail          | 0.08        |
| 4             | Home Depot                  | 6,917,210         | 4,013,280         | 2         | Retail          | 0.06        |
| 5             | SP Industrial IV LP         | 3,485,070         | 3,432,240         | 2         | Industrial      | 0.05        |
| 6             | LA Fitness/Club Studio      | 3,871,690         | 2,771,460         | 2         | Gym             | 0.04        |
| 7             | Kroger Co of Michigan       | 4,179,280         | 2,572,680         | 2         | Shopping Market | 0.04        |
| 8             | International Transmission  | 2,420,610         | 2,420,610         | 1         | Utility         | 0.03        |
| 9             | Kohl's Michigan LP          | 3,515,750         | 2,132,530         | 1         | Retail          | 0.03        |
| 10            | Haddad, Deena               | 906,320           | 906,320           | 1         | Residence       | 0.01        |
| 11            | Consumers Energy            | 893,200           | 893,200           | 1         | Utility         | 0.01        |
| 12            | Secured Storage             | 1,463,930         | 877,080           | 2         | Storage         | 0.01        |
| 13            | Charlip, Ari & Jody         | 874,820           | 841,080           | 1         | Residence       | 0.01        |
| 14            | 2717 Industrial Row LLC     | 901,610           | 838,010           | 1         | Industrial      | 0.01        |
| 15            | Wolverine Carbide Die Co    | 1,620,450         | 832,140           | 1         | Industrial      | 0.01        |
| 16            | ESS Prisa LLC               | 1,510,900         | 824,910           | 1         | Warehouse       | 0.01        |
| 17            | Fields Christopher          | 931,420           | 787,640           | 1         | Residence       | 0.01        |
| 18            | Hankins, Jonathan A         | 766,030           | 766,030           | 1         | Residence       | 0.01        |
| 19            | Fishman Trust               | 900,270           | 763,150           | 1         | Residence       | 0.01        |
| 20            | 2966 Industrial Row Acq LLC | 783,390           | 758,680           | 1         | Industrial      | 0.01        |
| <b>Totals</b> |                             | <b>65,181,070</b> | <b>45,266,730</b> | <b>29</b> |                 | <b>0.62</b> |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**2026**  
**Top Twenty by Taxable Value**  
**Bloomfield Schools 63080**  
**City of Troy - Assessing Department**

| Rank          | Name                       | 2026 A/V   | 2026 T/V   | Parcels | Activity       | %    |
|---------------|----------------------------|------------|------------|---------|----------------|------|
| 1             | Windemere Park of Troy     | 3,343,120  | 3,210,400  | 1       | Senior Living  | 0.04 |
| 2             | Kumar & Shwet              | 2,354,270  | 2,324,490  | 1       | Residence      | 0.03 |
| 3             | Jazrawi                    | 2,280,580  | 2,280,580  | 1       | Residence      | 0.03 |
| 4             | Pillarisetty Srinivas      | 2,146,480  | 2,146,480  | 1       | Residence      | 0.03 |
| 5             | DTE Electric Co            | 1,520,590  | 1,464,500  | 2       | Utility        | 0.02 |
| 6             | Chadha Rajbir & Satinder   | 1,975,030  | 1,433,100  | 2       | Residence      | 0.02 |
| 7             | Montgomery Mark & Alex     | 1,300,000  | 1,300,000  | 1       | Residence      | 0.02 |
| 8             | Reid John & Mary           | 2,689,680  | 1,165,650  | 2       | Residential    | 0.02 |
| 9             | Pllumaj Arben & Mirela     | 2,218,130  | 1,153,310  | 2       | Residential    | 0.02 |
| 10            | LREH California LLC        | 1,536,840  | 1,148,100  | 1       | Office Leasing | 0.02 |
| 11            | Brikho George & Suzanne    | 1,367,010  | 1,130,390  | 1       | Residential    | 0.02 |
| 12            | Garippa Trust              | 1,503,350  | 1,058,750  | 1       | Residence      | 0.01 |
| 13            | Baciu Paul                 | 1,088,450  | 1,058,030  | 1       | Residence      | 0.01 |
| 14            | Veluru Ramesh & Haripriya  | 1,973,220  | 940,940    | 1       | Residence      | 0.01 |
| 15            | Malik Asif & Naseem        | 2,207,200  | 878,870    | 1       | Residence      | 0.01 |
| 16            | Dedvukaj Deda & Christine  | 1,908,290  | 865,870    | 1       | Residence      | 0.01 |
| 17            | Mac Neill John             | 1,989,830  | 863,340    | 1       | Residence      | 0.01 |
| 18            | Varghese Mathew & Naysha   | 1,867,240  | 835,120    | 1       | Residence      | 0.01 |
| 19            | Kissoondial P A & Laurie A | 992,090    | 809,650    | 1       | Residence      | 0.01 |
| 20            | Khan Amin & Nina           | 1,629,600  | 792,980    | 1       | Residence      | 0.01 |
| <b>Totals</b> |                            | 37,891,000 | 26,860,550 | 24      |                | 0.37 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Lamphere Schools 63280**  
**City of Troy - Assessing Department**

| Rank          | Owner                         | 2026 A/V    | 2026 T/V   | Count | Activity    | %    |
|---------------|-------------------------------|-------------|------------|-------|-------------|------|
| 1             | MK Oakland Mall LLC           | 14,916,090  | 14,009,560 | 6     | Mall/Retail | 0.19 |
| 2             | RCG Troy LLC                  | 13,743,610  | 13,334,060 | 2     | Retail      | 0.18 |
| 5             | MGA Research Corp             | 11,266,940  | 11,266,940 | 1     | Engineering | 0.15 |
| 3             | CR Oakland Square LLC         | 13,274,010  | 10,950,370 | 3     | Retail      | 0.15 |
| 4             | 500 W Holdings LLC            | 5,353,290   | 5,353,290  | 1     | Retail      | 0.07 |
| 6             | Spirit Realty LP              | 4,637,590   | 4,556,090  | 1     | Retail      | 0.06 |
| 8             | Zago Properties LLC           | 5,450,150   | 4,382,650  | 1     | Retail      | 0.06 |
| 7             | 14 Mile & John R Holdings LLC | 6,060,330   | 4,292,730  | 5     | Retail      | 0.06 |
| 9             | Sun Rise Troy LLC             | 4,626,260   | 3,908,630  | 1     | Retail      | 0.05 |
| 10            | CTL Propco I LLC              | 3,249,060   | 2,774,740  | 1     | Retail      | 0.04 |
| 11            | 400 John R Road LLC           | 4,185,200   | 2,648,530  | 1     | Retail      | 0.04 |
| 20            | Clean Express Auto Wash LLC   | 2,204,050   | 2,204,050  | 1     | Car Wash    | 0.03 |
| 12            | Wolverine Carbide & Tool      | 2,853,870   | 2,156,810  | 2     | Warehouse   | 0.03 |
| 13            | Bostick West Prop LLC         | 3,475,580   | 2,136,070  | 4     | Industrial  | 0.03 |
| 14            | Terry Mammen Invest Trust     | 2,195,620   | 2,122,220  | 1     | Retail      | 0.03 |
| 16            | AGNL Doors LLC                | 1,561,480   | 1,377,640  | 1     | Industrial  | 0.02 |
| 17            | 600 Data Center LLC           | 1,866,710   | 1,325,290  | 1     | Industrial  | 0.02 |
| 18            | Telli Invt LLC                | 1,320,000   | 1,207,710  | 1     | Industrial  | 0.02 |
| 19            | CME Property LLC              | 1,178,840   | 1,066,570  | 1     | Industrial  | 0.01 |
| 15            | Vosburgh Investments LP       | 1,124,390   | 961,320    | 1     | Restaurant  | 0.01 |
| <b>Totals</b> |                               | 104,543,070 | 92,035,270 | 36    |             | 1.27 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**

**Top Twenty by Taxable Value**

**Royal Oak Schools 63040**

**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V   | 2026 T/V   | Parcels | Activity          | %    |
|---------------|-----------------------------|------------|------------|---------|-------------------|------|
| 1             | Cole OFC Troy MI LLC        | 4,558,540  | 4,347,800  | 1       | Office Leasing    | 0.06 |
| 2             | Fairfield Inn & Towneplace  | 7,585,840  | 4,135,520  | 1       | Hotel             | 0.06 |
| 4             | 250 Stephenson Assoc Inc    | 3,936,800  | 3,350,470  | 1       | Office Leasing    | 0.05 |
| 3             | Holiday Inn Express         | 5,454,120  | 2,942,900  | 2       | Hotel             | 0.04 |
| 5             | SourceHOV LLC               | 2,999,810  | 2,815,490  | 1       | Office Leasing    | 0.04 |
| 6             | LREH Michigan LLC           | 4,054,750  | 2,724,120  | 1       | Office Leasing    | 0.04 |
| 7             | Kostal of America Inc       | 3,170,660  | 2,492,550  | 2       | Corporate HQ      | 0.03 |
| 8             | HOV Services Inc            | 1,752,060  | 1,752,060  | 1       | Personal Property | 0.02 |
| 9             | Troy 750 Investors LLC      | 1,869,170  | 1,623,190  | 1       | Office Leasing    | 0.02 |
| 10            | FSC Con Troy MI LLC         | 1,720,300  | 1,529,910  | 1       | Industrial        | 0.02 |
| 11            | 501 Stephenson LLC          | 1,266,710  | 1,152,910  | 1       | Industrial        | 0.02 |
| 12            | Troy 500 Investors LLC      | 3,097,670  | 1,128,440  | 1       | Office Leasing    | 0.02 |
| 13            | Site One Landscape LLC      | 1,124,650  | 924,960    | 2       | Landscaping       | 0.01 |
| 14            | Phoenix Wire Works Inc      | 1,892,290  | 923,990    | 1       | Industrial        | 0.01 |
| 15            | Intraco Corporation         | 887,250    | 805,510    | 2       | Office Leasing    | 0.01 |
| 16            | Source Corp BPS Inc         | 769,600    | 769,600    | 1       | Personal Property | 0.01 |
| 18            | Continental Catering        | 763,500    | 763,500    | 1       | Catering          | 0.01 |
| 17            | Deal Investment LLC         | 1,011,640  | 762,380    | 1       | Office Leasing    | 0.01 |
| 19            | St Real Estate Holdings LLC | 941,760    | 667,440    | 1       | Office Leasing    | 0.01 |
| 20            | North American Bancard      | 602,460    | 602,460    | 1       | Personal Property | 0.01 |
| <b>Totals</b> |                             | 49,459,580 | 36,215,200 | 24      |                   | 0.50 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**Troy Schools 63150**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V    | 2026 T/V    | Parcels | Activity        | %    |
|---------------|-----------------------------|-------------|-------------|---------|-----------------|------|
| 1             | Somerset Collection         | 78,229,580  | 73,105,650  | 6       | Mall - Retail   | 1.01 |
| 2             | DTE Electric Co             | 45,114,420  | 44,290,900  | 9       | Utility         |      |
| 3             | Lithia Real Estate Inc      | 43,088,970  | 38,698,760  | 17      | Auto Dealership | 0.53 |
| 4             | Troy Apartments I-IV LLC    | 115,917,460 | 37,647,160  | 25      | Apartments      | 0.52 |
| 5             | Zen WGOK LLC                | 34,304,810  | 34,249,260  | 2       | Apartments      | 0.47 |
| 6             | Midtown Place Troy LLC      | 31,753,700  | 31,730,910  | 2       | Apartments      | 0.44 |
| 7             | LREH Michigan LLC           | 27,089,380  | 26,052,980  | 6       | Office Leasing  | 0.36 |
| 8             | Pentrecentre LLC            | 25,393,250  | 24,882,660  | 2       | Office Leasing  | 0.34 |
| 9             | Consumers Energy            | 21,339,990  | 21,016,900  | 6       | Utility         | 0.29 |
| 10            | Wilshire Plaza MI Realty LP | 23,080,630  | 20,199,620  | 3       | Office Leasing  | 0.28 |
| 11            | 755 Tower Associates LLC    | 19,070,160  | 18,097,220  | 2       | Office Leasing  | 0.25 |
| 12            | Regents Park of Troy        | 24,070,490  | 16,987,760  | 3       | Apartments      | 0.23 |
| 13            | Troy R2G Owner LLC          | 17,674,370  | 16,439,910  | 6       | Retail          | 0.23 |
| 14            | Marriott                    | 16,372,210  | 16,063,490  | 2       | Hotel           | 0.22 |
| 15            | Troy Beaver Realty LLC      | 15,300,690  | 15,277,310  | 2       | Office Leasing  | 0.21 |
| 16            | GLF Troy Office LLC         | 18,769,390  | 14,907,000  | 2       | Office Leasing  | 0.21 |
| 19            | CC Troy Assoc I LLC         | 14,188,210  | 13,836,530  | 3       | Office          | 0.19 |
| 18            | Troy KS Development LLC     | 16,542,960  | 13,509,030  | 6       | Office          | 0.19 |
| 17            | CC Troy Assoc II LLC        | 13,128,300  | 12,893,940  | 1       | Office          | 0.18 |
| 20            | Nemer Troy Place Realty LLC | 16,165,500  | 12,774,730  | 5       | Office          | 0.18 |
| <b>Totals</b> |                             | 616,594,470 | 502,661,720 | 110     |                 | 6.91 |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**2026**  
**Top Twenty by Taxable Value**  
**Warren Consolidated Schools 50230**  
**City of Troy - Assessing Department**

| Rank          | Owner                       | 2026 A/V   | 2026 T/V   | Parcels | Activity              | %    |
|---------------|-----------------------------|------------|------------|---------|-----------------------|------|
| 1             | Troy Tech SF Owner LLC      | 18,752,590 | 18,752,590 | 5       | Industrial Leasing    | 0.26 |
| 2             | Edinburgh Properties LP     | 10,818,370 | 7,241,690  | 1       | Apartments            | 0.10 |
| 3             | Home Properties             | 12,005,050 | 5,717,560  | 2       | Apartments            | 0.08 |
| 4             | Lithia Real Estate Inc      | 5,698,290  | 4,918,240  | 2       | Auto Dealer           | 0.07 |
| 5             | 2055 Meridian Troy LLC      | 4,295,340  | 4,224,750  | 1       | Industrial            | 0.06 |
| 6             | Indusco Holdings LLC        | 4,626,680  | 4,190,170  | 1       | Industrial            | 0.06 |
| 7             | Consumers Energy            | 3,177,920  | 3,177,920  | 1       | Utility Personal Prop | 0.04 |
| 8             | 1783 East Fourteen Mile LLC | 3,258,780  | 3,093,560  | 2       | Industrial            | 0.04 |
| 9             | DTE Electric Co             | 2,853,150  | 2,853,150  | 1       | Utility Personal Prop | 0.04 |
| 10            | Beaumont Health             | 2,794,390  | 2,794,390  | 1       | Industrial Leasing    | 0.04 |
| 11            | Holden Hayden LLC           | 2,861,630  | 2,599,970  | 1       | Industrial            | 0.04 |
| 12            | Lukowski Yarema LLC         | 4,771,630  | 2,228,900  | 5       | Manufacturing         | 0.03 |
| 13            | DL Assoc LLC                | 1,871,840  | 1,793,810  | 2       | Industrial            | 0.02 |
| 14            | PNC Equipment Finance LLC   | 1,791,910  | 1,791,910  | 1       | Personal Property     | 0.02 |
| 15            | 1735 Troy LLC               | 1,734,620  | 1,686,060  | 1       | Industrial            | 0.02 |
| 16            | 1099 Chicago Road LLC       | 2,708,290  | 1,619,920  | 1       | Industrial            | 0.02 |
| 17            | Mobile Air Inc              | 1,577,800  | 1,577,800  | 1       | Industrial            | 0.02 |
| 18            | John R Spring Co LLC        | 4,975,590  | 1,431,090  | 1       | Repair                | 0.02 |
| 19            | Bostick Real Estate LLC     | 2,513,520  | 1,430,640  | 3       | Industrial Leasing    | 0.02 |
| 20            | American Polish Cultural    | 2,764,250  | 1,416,320  | 3       | Clubhouse             | 0.02 |
| <b>Totals</b> |                             | 95,851,640 | 74,540,440 | 36      |                       | 1.03 |

**Total A/V** 10,026,428,690    **7,270,919,530**    **Total T/V**

**2026**  
**Top Twenty by Taxable Value**  
**DDA**  
**City of Troy - Assessing Department**

| Rank          | Owner                     | 2026 A/V           | 2026 T/V           | Parcels   | Activity       | %           |
|---------------|---------------------------|--------------------|--------------------|-----------|----------------|-------------|
| 1             | Somerset Collection       | 78,229,580         | 73,105,650         | 6         | Mall - Retail  | 1.01        |
| 2             | Zen WGOK LLC              | 34,304,810         | 34,249,260         | 2         | Apartments     | 0.47        |
| 3             | Pentrecentre LLC          | 25,393,250         | 24,882,660         | 2         | Office Leasing | 0.34        |
| 4             | Wilshire Plaza MI Realty  | 23,080,630         | 20,199,620         | 3         | Office Leasing | 0.28        |
| 5             | 755 Tower Associates LLC  | 19,070,160         | 18,097,220         | 2         | Office Leasing | 0.25        |
| 6             | LREH Michigan LLC         | 17,025,720         | 16,558,240         | 4         | Office Leasing | 0.23        |
| 7             | CC Troy Associates I LLC  | 14,188,210         | 13,836,530         | 3         | Office Leasing | 0.19        |
| 8             | CC Troy Associates II LLC | 13,128,300         | 12,893,940         | 1         | Office Leasing | 0.18        |
| 9             | Nemer Troy Place Realty   | 16,165,500         | 12,774,730         | 5         | Office Leasing | 0.18        |
| 10            | Somerset Campus Hold LLC  | 13,024,430         | 12,719,390         | 1         | Office         | 0.17        |
| 11            | VHS Childrens Hospital    | 12,375,100         | 12,375,100         | 2         | Hospital       | 0.17        |
| 12            | Macy's                    | 13,046,070         | 10,637,080         | 2         | Retail         | 0.15        |
| 13            | F Squared LLC             | 12,180,760         | 9,958,100          | 1         | Apartments     | 0.14        |
| 14            | Liberty Investments I LLC | 10,440,610         | 9,863,060          | 2         | Office Leasing | 0.14        |
| 15            | Troy KS Development LLC   | 10,624,170         | 8,998,690          | 5         | Office Leasing | 0.12        |
| 16            | Galleria of Troy LLC      | 13,093,360         | 8,767,540          | 1         | Office Leasing | 0.12        |
| 17            | Nordstrom Inc             | 8,426,650          | 7,715,180          | 2         | Retail         | 0.11        |
| 18            | Troy Dual Hospitality LLC | 7,475,500          | 7,092,440          | 1         | Hotel          | 0.10        |
| 19            | NS International Ltd      | 7,795,920          | 6,338,790          | 2         | Office Leasing | 0.09        |
| 20            | Sheffield Owner LLC       | 10,232,780         | 6,110,130          | 2         | Office Leasing | 0.08        |
| <b>Totals</b> |                           | <b>359,301,510</b> | <b>327,173,350</b> | <b>49</b> |                | <b>4.50</b> |

**Total A/V** 10,026,428,690    **Total T/V** 7,270,919,530

**City of Troy 2026**

**March Board of Review Minutes**

**Organizational Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 3, 2026 10:00 A.M.-12:00 P.M.**

The 2026 Board of Review was called to order at 10:00 A.M. at Troy City Hall.

Members present:

- Howard Adams
- Karen Greenwood

Member absent:

- Michele Shoan

Karen Greenwood moved to appoint Howard Adams as Chairperson.

Motion carried.

Also present were City Assessor Kelly Timm, who served as Secretary to the Board of Review, and Bryan Paris, Deputy Assessor.

City Assessor Kelly Timm presented the 2026 Certified Assessment Roll to the Board, reviewed procedures for conducting business, outlined statutory or policy changes for the year, and briefed the Board on elements of the 2026 Assessment Roll.

There were no corrections of omissions or errors.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 12:00 PM.

Actual Hours in Session: 2 hours

Scheduled Appointments: None

**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**MONDAY, MARCH 9, 2026 9:00 A.M-4:00 P.M.**

The 2026 Board of Review was called to order at 9:00 A.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 4:00 PM.

Actual Hours in Session: 8 hours

## 2026 March Board of Review Report 03/09/2026

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

002.03.9

88-20-02-153-081

**GUO, LILY****1372 HOLLINS HALL**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

259,900

223,120

259,900

223,120

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

010.03.9

88-20-02-228-036

**CHOW, MATTHEW****1975 CHANCERY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$215,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

236,460

236,460

215,000

215,000

-21,460

-21,460

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

012.03.9

88-20-05-428-007

**BASU, RAHUL****6391 DENTON**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

286,730

270,930

286,730

270,930

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

008.03.9

88-20-06-351-006

**SHAFI, SHAH H****6227 MALVERN**

THE PETITIONER SUBMITTED AN APPRAISAL, COMPARABLES, LAND ANALYSIS, ECF, AND LOCATION FOR THE BOARD TO REVIEW. THE PETITIONER ALSO REQUESTED A CLASSIFICATION CHANGE. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$1,400,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

1,523,900

1,523,900

1,400,000

1,400,000

-123,900

-123,900

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

003.03.9

88-20-08-376-225

**SOLIMAN, RAMY****1815 BRENTWOOD**

THE PETITIONER SUBMITTED MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$127,500.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

## 2026 March Board of Review Report

138,370

138,370

127,500

127,500

-10,870

-10,870

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

014.03.9

88-20-09-203-005

**BOLLAVARAM, SRIKAR & SREEDEVI****5900 WRIGHT**

THE PETITIONER STATED CONDITION OF THE HOME TO DISPUTE T/V FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

170,470

151,670

170,470

151,670

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

005.03.9

88-20-12-351-031

**LANHAM, MICHAEL W****2124 TUCKER**

THE PETITIONER SUBMITTED MARKET DATA AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$175,000 AND NO CHANGE TO THE TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

210,810

107,780

175,000

107,780

-35,810

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

004.03.9

88-20-13-205-001

**HAFELI, CATHERINE BESSETTE & MARK****4934 DANBURY**

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

170,640

170,640

170,640

170,640

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

013.03.9

88-20-16-252-048

**ABDOLLAH, FIRAS****421 BRACKEN**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

360,790

311,560

360,790

311,560

0

0

**Appeal Date****Appeal #****Parcel ID #**

03/09/2026

011.03.9

88-20-18-451-043

**KASSAK, TRAVIS****4148 WENTWORTH**

## 2026 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$294,100 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 300,040  | 294,100  | 294,100      | 294,100      | -5,940     | 0          |

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| Appeal Date  | Appeal # | Parcel ID #      |
|--------------|----------|------------------|
| 03/09/2026   | 009.03.9 | 88-20-22-177-049 |
| LI, KAI QUAN |          | 315 TROMBLEY     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 177,440  | 158,890  | 177,440      | 158,890      | 0          | 0          |

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| Appeal Date                         | Appeal # | Parcel ID #      |
|-------------------------------------|----------|------------------|
| 03/09/2026                          | 001.03.9 | 88-20-23-378-034 |
| TETALI TRUST, GANGI REDDY & SUDHA R |          | 1374 HARTLAND    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 291,340  | 185,700  | 291,340      | 185,700      | 0          | 0          |

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| Appeal Date             | Appeal # | Parcel ID #      |
|-------------------------|----------|------------------|
| 03/09/2026              | 015.03.9 | 88-20-23-402-004 |
| HARMONY RESIDENTIAL LLC |          | 3455 HARMONY     |

THE PETITIONER BROUGHT COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 182,470  | 182,470  | 182,470      | 182,470      | 0          | 0          |

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| Appeal Date     | Appeal # | Parcel ID #      |
|-----------------|----------|------------------|
| 03/09/2026      | 006.03.9 | 88-20-24-104-028 |
| YUAN , XIAOQING |          | 3909 SANDPIPER   |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 454,960  | 454,960  | 454,960      | 454,960      | 0          | 0          |

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| Appeal Date | Appeal # | Parcel ID # |
|-------------|----------|-------------|
|-------------|----------|-------------|

## 2026 March Board of Review Report

03/09/2026

007.03.9

88-20-24-477-004

**SHEKO, ARDIAN & ELIDJONA**

**3147 HERITAGE**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| 182,850         | 171,250         | 182,850             | 171,250             | 0                 | 0                 |

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**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**TUESDAY, MARCH 10, 2026 1:00 P.M-9:00 P.M.**

The 2026 Board of Review was called to order at 1:00 P.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 9:00 PM.

Actual Hours in Session: 8 hour

## 2026 March Board of Review Report 03/10/2026

| Appeal Date                     | Appeal #  | Parcel ID #           |
|---------------------------------|-----------|-----------------------|
| 03/10/2026                      | 008.03.10 | 88-20-02-101-018      |
| <b>TRIVISTA INVESTMENTS LLC</b> |           | <b>6950 ROCHESTER</b> |

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 1,982,890 | 1,944,880 | 1,982,890    | 1,944,880    | 0          | 0          |

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| Appeal Date            | Appeal #  | Parcel ID #        |
|------------------------|-----------|--------------------|
| 03/10/2026             | 016.03.10 | 88-20-03-201-026   |
| <b>JIIKA, OLIVER E</b> |           | <b>6729 NORTON</b> |

THE PETITIONER SUBMITTED CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 207,220  | 207,220  | 207,220      | 207,220      | 0          | 0          |

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| Appeal Date         | Appeal #  | Parcel ID #           |
|---------------------|-----------|-----------------------|
| 03/10/2026          | 007.03.10 | 88-20-03-401-028      |
| <b>PROP6325 LLC</b> |           | <b>6325 ROCHESTER</b> |

THE PETITIONER TRANSFERRED THE PROPERTY BY CONVEYANCE OF A DEED TO AN LLC. THE PETITIONER AND HIS ATTORNEY REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 171,730  | 171,730  | 171,730      | 171,730      | 0          | 0          |

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| Appeal Date                            | Appeal #  | Parcel ID #       |
|----------------------------------------|-----------|-------------------|
| 03/10/2026                             | 012.03.10 | 88-20-04-303-012  |
| <b>MOGARA, SHRADDHA S &amp; SUKESH</b> |           | <b>807 WESLEY</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$290,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 320,640  | 312,450  | 290,000      | 290,000      | -30,640    | -22,450    |

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| Appeal Date                             | Appeal #  | Parcel ID #         |
|-----------------------------------------|-----------|---------------------|
| 03/10/2026                              | 006.03.10 | 88-20-06-404-011    |
| <b>AHMED, NAEEM &amp; SAADIA BUSHRA</b> |           | <b>6383 CATALPA</b> |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

## 2026 March Board of Review Report

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 370,150  | 370,150  | 370,150      | 370,150      | 0          | 0          |

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| Appeal Date                          | Appeal #  | Parcel ID #       |
|--------------------------------------|-----------|-------------------|
| 03/10/2026                           | 014.03.10 | 88-20-07-102-027  |
| <b>MICLEA, IOAN &amp; GRIGORIANA</b> |           | <b>2800 LENOX</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 316,590  | 291,830  | 316,590      | 291,830      | 0          | 0          |

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| Appeal Date         | Appeal #  | Parcel ID #           |
|---------------------|-----------|-----------------------|
| 03/10/2026          | 020.03.10 | 88-20-07-202-025      |
| <b>DAHMAN, WAEL</b> |           | <b>5829 CLEARVIEW</b> |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 504,780  | 478,810  | 504,780      | 478,810      | 0          | 0          |

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| Appeal Date                        | Appeal #  | Parcel ID #           |
|------------------------------------|-----------|-----------------------|
| 03/10/2026                         | 017.03.10 | 88-20-07-251-010      |
| <b>LOPEZ, JOHN PAUL &amp; RHEA</b> |           | <b>2362 TALL OAKS</b> |

THE PETITIONER SUBMITTED COMPARABLES AND CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 450,800  | 417,360  | 450,800      | 417,360      | 0          | 0          |

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| Appeal Date           | Appeal #  | Parcel ID #            |
|-----------------------|-----------|------------------------|
| 03/10/2026            | 018.03.10 | 88-20-10-306-024       |
| <b>MILLER, JUDITH</b> |           | <b>5379 WINCHESTER</b> |

THE PETITIONER SUBMITTED AN APPRAISAL AND COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$225,000

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 236,200  | 236,200  | 225,000      | 225,000      | -11,200    | -11,200    |

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| Appeal Date | Appeal #  | Parcel ID #      |
|-------------|-----------|------------------|
| 03/10/2026  | 019.03.10 | 88-20-11-352-010 |

## 2026 March Board of Review Report

**FERNANDES, REAGAN LAZARO**

**1091 ASHLEY**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 197,170  | 197,170  | 197,170      | 197,170      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/10/2026

013.03.10

**88-20-12-157-021**

**HENEN, YASSA**

**5531 ASTER**

THE PROPERTY INSPECTOR REPRESENTED THE PETITIONER AND SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 203,700  | 171,210  | 203,700      | 171,210      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/10/2026

004.03.10

**88-20-15-253-003**

**NUTALAPATI, VENKATA KRISHNA**

**538 ECKFORD**

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$500,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 525,520  | 525,520  | 500,000      | 500,000      | -25,520    | -25,520    |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/10/2026

009.03.10

**88-20-15-253-006**

**KRISHNAPPA, FNU SRIKANTH**

**592 ECKFORD**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$508,500

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 526,380  | 526,380  | 508,500      | 508,500      | -17,880    | -17,880    |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/10/2026

021.03.10

**88-20-17-253-007**

**MANN, CHARLES & KELLY**

**4623 BENTLEY**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 386,900  | 275,190  | 386,900      | 275,190      | 0          | 0          |

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## 2026 March Board of Review Report

| Appeal Date | Appeal #  | Parcel ID #      |
|-------------|-----------|------------------|
| 03/10/2026  | 010.03.10 | 88-20-18-402-048 |
| NAWAR, AMIR |           | 2395 KINGSBURY   |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 876,700  | 761,300  | 876,700      | 761,300      | 0          | 0          |

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| Appeal Date  | Appeal #  | Parcel ID #      |
|--------------|-----------|------------------|
| 03/10/2026   | 011.03.10 | 88-20-21-352-016 |
| ZEN WGOK LLC |           | 177 WILSHIRE     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V   | 2026 T/V   | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|------------|------------|--------------|--------------|------------|------------|
| 34,109,500 | 34,053,950 | 34,109,500   | 34,053,950   | 0          | 0          |

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| Appeal Date      | Appeal #  | Parcel ID #      |
|------------------|-----------|------------------|
| 03/10/2026       | 001.03.10 | 88-20-23-276-010 |
| PARAJULI, NIRMAL |           | 1867 NORTH LAKE  |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 211,110  | 201,740  | 211,110      | 201,740      | 0          | 0          |

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| Appeal Date                      | Appeal #  | Parcel ID #      |
|----------------------------------|-----------|------------------|
| 03/10/2026                       | 015.03.10 | 88-20-24-401-029 |
| CHOWDHURY, MOHAMMED & JANNATUN N |           | 2673 LOCKSLEY    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 292,330  | 259,330  | 292,330      | 259,330      | 0          | 0          |

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| Appeal Date      | Appeal #  | Parcel ID #      |
|------------------|-----------|------------------|
| 03/10/2026       | 003.03.10 | 88-20-27-430-027 |
| RENSHAW, GIANG T |           | 1089 ARTHUR      |

THE PETITIONER REQUESTED THE BOARD TO RECAP THE TAXABLE VALUE AND SUBMITTED COMPS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$127,500.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 189,160  | 189,160  | 127,500      | 127,500      | -61,660    | -61,660    |

## 2026 March Board of Review Report

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|                     |                 |                    |
|---------------------|-----------------|--------------------|
| <b>Appeal Date</b>  | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/10/2026          | 005.03.10       | 88-20-30-278-018   |
| <b>DAVIS, TONYA</b> |                 | <b>2375 DERBY</b>  |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE TAXABLE AND ASSESSED VALUE TO \$205,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 222,500         | 222,500         | 205,000             | 205,000             | -17,500           | -17,500           |

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|                           |                 |                    |
|---------------------------|-----------------|--------------------|
| <b>Appeal Date</b>        | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/10/2026                | 002.03.10       | 88-20-36-227-065   |
| <b>BERNARD, MICHAEL D</b> |                 | <b>2696 IOWA</b>   |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$140,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 144,710         | 144,710         | 140,000             | 140,000             | -4,710            | -4,710            |

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**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**WEDNESDAY, MARCH 11, 2026 3:00 P.M-9:00 P.M.**

The 2026 Board of Review was called to order at 3:00 P.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 9:00 PM.

Actual Hours in Session: 6 hours

## 2026 March Board of Review Report 03/11/2026

| Appeal Date          | Appeal #  | Parcel ID #           |
|----------------------|-----------|-----------------------|
| 03/11/2026           | 013.03.11 | 88-20-01-481-016      |
| <b>WANG, MEIXIAN</b> |           | <b>2950 BRIARWOOD</b> |

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 284,630  | 225,640  | 284,630      | 225,640      | 0          | 0          |

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| Appeal Date                   | Appeal #  | Parcel ID #           |
|-------------------------------|-----------|-----------------------|
| 03/11/2026                    | 006.03.11 | 88-20-06-152-005      |
| <b>PILLARISETTY, SRINIVAS</b> |           | <b>2795 TEWKSBURY</b> |

THE PETITIONER AND HIS ATTORNEY SPOKE ABOUT COMPARABLES TO THE BOARD FOR REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 2,146,480 | 2,146,480 | 2,146,480    | 2,146,480    | 0          | 0          |

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| Appeal Date                            | Appeal #  | Parcel ID #          |
|----------------------------------------|-----------|----------------------|
| 03/11/2026                             | 014.03.11 | 88-20-06-278-009     |
| <b>QURESHI, SHAHNAJ &amp; MUJADDED</b> |           | <b>6514 SHAGBARK</b> |

THE PETITIONER SUBMITTED COMPARABLES AND MARKET DATA FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$390,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 426,730  | 426,730  | 390,000      | 390,000      | -36,730    | -36,730    |

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| Appeal Date                             | Appeal #  | Parcel ID #           |
|-----------------------------------------|-----------|-----------------------|
| 03/11/2026                              | 017.03.11 | 88-20-06-352-011      |
| <b>MONTGOMERY, MARK &amp; ALEXANDRA</b> |           | <b>2557 CHARNWOOD</b> |

THE PETITIONER SUBMITTED 2 APPRAISALS FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$1,300,000.

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 1,552,100 | 1,402,780 | 1,300,000    | 1,300,000    | -252,100   | -102,780   |

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| Appeal Date                        | Appeal #  | Parcel ID #           |
|------------------------------------|-----------|-----------------------|
| 03/11/2026                         | 007.03.11 | 88-20-07-151-045      |
| <b>HASAN, AKM R &amp; SHORMI S</b> |           | <b>2974 SQUIRE CT</b> |

THE PETITIONER SPOKE OF THE CONDITION FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
|----------|----------|--------------|--------------|------------|------------|

## 2026 March Board of Review Report

480,100

362,220

480,100

362,220

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

003.03.11

88-20-07-253-008

**DING, WENQING****2361 OAK RIDGE**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

438,120

378,200

438,120

378,200

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

009.03.11

88-20-10-476-016

**COLE, DANIELLE DENCY****784 TRINWAY**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$130,190.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

150,590

150,590

130,190

130,190

-20,400

-20,400

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

019.03.11

88-20-12-476-035

**RAHMAN, MAHFUZUR****5068 FEDORA**

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

200,710

200,710

200,710

200,710

0

0

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

011.03.11

88-20-13-128-039

**HARTIG, JULIA & JACK****2389 TIMMER**

THE PETITIONER SUBMITTED COMPARABLES AND A APPRAISIAL FOR THE BOARD TO REVIEW. THE BOARD VOTED  
TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$180,000.

**2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

195,680

195,680

180,000

180,000

-15,680

-15,680

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**Appeal Date****Appeal #****Parcel ID #**

03/11/2026

016.03.11

88-20-15-253-001

**RESIDE, ANDREW & MILAN****502 ECKFORD**

## 2026 March Board of Review Report

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$500,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 522,970  | 522,970  | 500,000      | 500,000      | -22,970    | -22,970    |

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| Appeal Date   | Appeal #  | Parcel ID #      |
|---------------|-----------|------------------|
| 03/11/2026    | 012.03.11 | 88-20-21-178-034 |
| WANG, MEIXIAN |           | 3614 OLD CREEK   |

THE PETITIONER SPOKE OF THE COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 136,650  | 121,680  | 136,650      | 121,680      | 0          | 0          |

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| Appeal Date    | Appeal #  | Parcel ID #      |
|----------------|-----------|------------------|
| 03/11/2026     | 008.03.11 | 88-20-21-231-009 |
| RICA, AFERDITA |           | 74 MIRACLE       |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$241,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 246,340  | 246,340  | 241,000      | 241,000      | -5,340     | -5,340     |

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| Appeal Date          | Appeal #  | Parcel ID #      |
|----------------------|-----------|------------------|
| 03/11/2026           | 005.03.11 | 88-20-22-204-021 |
| SYED, MAHMOOD AKHTAR |           | 751 TROYWOOD     |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$195,310.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 200,380  | 200,380  | 195,310      | 195,310      | -5,070     | -5,070     |

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| Appeal Date             | Appeal #  | Parcel ID #      |
|-------------------------|-----------|------------------|
| 03/11/2026              | 010.03.11 | 88-20-22-401-102 |
| LIBERT, FLORIAN & MARIA |           | 886 TROMBLEY     |

THE PETITIONER SUBMITTED COMPARABLES AND APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$345,000.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 393,490  | 393,490  | 345,000      | 345,000      | -48,490    | -48,490    |

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| Appeal Date | Appeal # | Parcel ID # |
|-------------|----------|-------------|
|-------------|----------|-------------|

## 2026 March Board of Review Report

03/11/2026

004.03.11

88-20-23-100-084

**SAJID, MUHAMMED & FARHANA**

**1231 BURNS**

THE PETITIONER SPOKE OF THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 404,550  | 404,550  | 404,550      | 404,550      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

001.03.11

88-20-26-200-060

**LAN TROY PROPERTIES LLC**

**2341 ALGER**

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 937,410  | 873,530  | 937,410      | 873,530      | 0          | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

015.03.11

88-20-28-432-017

**HINER, WILLIAM**

**125 TACOMA**

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$144,780.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 193,020  | 193,020  | 144,780      | 144,780      | -48,240    | -48,240    |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

018.03.11

88-20-36-100-072

**RAHMAN, ABDUR**

**1435 MILVERTON**

THE PETITIONER SUBMITTED COMPARABLES AND AN APPRAISAL FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$350,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 378,160  | 349,540  | 350,000      | 349,540      | -28,160    | 0          |

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**Appeal Date**

**Appeal #**

**Parcel ID #**

03/11/2026

002.03.11

88-20-36-227-044

**DROUIN, CHUNYL**

**2931 WISCONSIN**

THE PETITIONER SPK OF THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 187,120  | 187,120  | 187,120      | 187,120      | 0          | 0          |



**City of Troy 2026**

**March Board of Review Minutes**

**Meeting**

**Troy City Hall Conference Room C**

**500 W. Big Beaver Rd, Troy MI 48084**

**THURSDAY, MARCH 12, 2026 9:00 A.M-12:00 P.M.**

The 2026 Board of Review was called to order at 9:00 A.M. at Troy City Hall.

Members present:

- Karen Greenwood
- Howard Adams, Chairperson

Member absent:

- Michele Shoan

Also present was City Assessor Kelly Timm, who served as the Secretary to the Board of Review.

See attached for the petitions heard at this meeting.

Motion by Karen Greenwood to adjourn the meeting. Seconded by Howard Adams.

Meeting adjourned at 12:00 PM.

Actual Hours in Session: 3 hours

## 2026 March Board of Review Report 03/12/2026

| Appeal Date                         | Appeal #  | Parcel ID #        |
|-------------------------------------|-----------|--------------------|
| 03/12/2026                          | 004.03.12 | 88-20-02-426-031   |
| <b>REGENT, NICOLAS &amp; VERENA</b> |           | <b>6325 ATKINS</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 303,390  | 265,260  | 303,390      | 265,260      | 0          | 0          |

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| Appeal Date                | Appeal # | Parcel ID #              |
|----------------------------|----------|--------------------------|
| 03/12/2026                 | C.015    | 88-20-03-451-030         |
| <b>911 SQUARE LAKE LLC</b> |          | <b>911 E SQUARE LAKE</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 168,810  | 141,730  | 150,000      | 141,730      | -18,810    | 0          |

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| Appeal Date               | Appeal # | Parcel ID #         |
|---------------------------|----------|---------------------|
| 03/12/2026                | P.009    | 88-20-05-203-024    |
| <b>DICK, LESLIE</b>       |          | <b>6677 PINEWAY</b> |
| INCOME EXCEEDS GUIDELINES |          |                     |

THE PETITIONER SCHEDULED AN APPT FOR THE MBOR AT 3:30PM ON 3/11/26 AND DID NOT SHOW UP.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 376,050  | 298,690  | 376,050      | 298,690      | 0          | 0          |

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| Appeal Date                         | Appeal # | Parcel ID #            |
|-------------------------------------|----------|------------------------|
| 03/12/2026                          | P.010    | 88-20-05-478-001       |
| <b>LIU, ZE &amp; ZHANG, FENGMIN</b> |          | <b>1211 BARTON WAY</b> |
| INCOME AND ASSETS EXCEED GUIDELINES |          |                        |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 259,060  | 221,640  | 259,060      | 221,640      | 0          | 0          |

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| Appeal Date                           | Appeal #  | Parcel ID #       |
|---------------------------------------|-----------|-------------------|
| 03/12/2026                            | 006.03.12 | 88-20-09-230-002  |
| <b>RUELLE, WILLIAM &amp; PATRICIA</b> |           | <b>5841 NILES</b> |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$145,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 156,300  | 95,290   | 145,000      | 95,290       | -11,300    | 0          |

## 2026 March Board of Review Report

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| Appeal Date                                   | Appeal #  | Parcel ID #           |
|-----------------------------------------------|-----------|-----------------------|
| 03/12/2026                                    | 009.03.12 | 88-20-11-226-041      |
| <b>PATEL, SURILKUMAR P &amp; PATEL, DIPTI</b> |           | <b>5738 BLACK OAK</b> |

THE PETITIONER SUBMITTED AN APPRAISAL AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 584,060  | 584,060  | 584,060      | 584,060      | 0          | 0          |

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| Appeal Date                          | Appeal # | Parcel ID #          |
|--------------------------------------|----------|----------------------|
| 03/12/2026                           | P.001    | 88-20-11-352-020     |
| <b>GHIURAU, ARON &amp; ELISABETA</b> |          | <b>1184 MAYBERRY</b> |

ASSET GUIDELINES EXCEEDED  
2026 TAXABLE VALUE RECALCUATED KT

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 173,760  | 139,260  | 173,760      | 101,690      | 0          | -37,570    |

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| Appeal Date              | Appeal # | Parcel ID #      |
|--------------------------|----------|------------------|
| 03/12/2026               | P.002    | 88-20-11-378-015 |
| <b>SIKORA, STANISLAW</b> |          | <b>5181 HALE</b> |

POVERTY EXEMPTION DENIED, INCOME EXCEEDS GUIDELINES

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 202,370  | 122,480  | 202,370      | 119,420      | 0          | -3,060     |

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| Appeal Date        | Appeal # | Parcel ID #          |
|--------------------|----------|----------------------|
| 03/12/2026         | P.003    | 88-20-15-153-001     |
| <b>DUONG, NHUT</b> |          | <b>49 STREAMVIEW</b> |

POVERTY EXEMPTION DENIED, ASSETS EXCEED GUIDELINES

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 244,950  | 178,830  | 244,950      | 119,240      | 0          | -59,590    |

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| Appeal Date                       | Appeal # | Parcel ID #      |
|-----------------------------------|----------|------------------|
| 03/12/2026                        | C.002    | 88-20-16-427-045 |
| <b>JU, XI &amp; GENG, YULIANG</b> |          | <b>210 WEBB</b>  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 240,110  | 162,760  | 210,000      | 162,760      | -30,110    | 0          |

## 2026 March Board of Review Report

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| Appeal Date | Appeal # | Parcel ID #       |
|-------------|----------|-------------------|
| 03/12/2026  | C.014    | 88-20-17-352-003  |
| YAN, HUIJUN |          | 1977 SUTTON PLACE |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 418,850  | 350,840  | 418,850      | 350,840      | 0          | 0          |

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| Appeal Date     | Appeal #  | Parcel ID #      |
|-----------------|-----------|------------------|
| 03/12/2026      | 001.03.12 | 88-20-18-151-011 |
| LARIN, DANIEL J |           | 2949 STRAWBERRY  |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 255,140  | 223,900  | 255,140      | 223,900      | 0          | 0          |

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| Appeal Date  | Appeal #  | Parcel ID #      |
|--------------|-----------|------------------|
| 03/12/2026   | 008.03.12 | 88-20-20-401-001 |
| THOTA, VIJAY |           | 1945 BOULAN      |

THE PETITIONER SUBMITTED COMPARABLES AND THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW.  
THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 514,920  | 439,770  | 514,920      | 439,770      | 0          | 0          |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | C.003    | 88-20-24-226-017 |
| WHITMAN TRUST, PAUL D |          | 3556 FERNLEIGH   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 303,150  | 303,150  | 303,150      | 303,150      | 0          | 0          |

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| Appeal Date                      | Appeal # | Parcel ID #      |
|----------------------------------|----------|------------------|
| 03/12/2026                       | C.013    | 88-20-24-232-003 |
| MEGHPARA, NIMESHKUMAR & SAPANA N |          | 2961 SIENA       |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 390,250  | 251,730  | 390,250      | 251,730      | 0          | 0          |

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## 2026 March Board of Review Report

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.004           | 88-20-25-156-016   |
| JANDALI, ILHAM     |                 | 2196 ISABELL       |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 105,820         | 92,440          | 0                   | 0                   | -105,820          | -92,440           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.005           | 88-20-25-429-023   |
| GORO, SAMIR HABEEB |                 | 2767 CHESTERFIELD  |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 148,570         | 85,900          | 0                   | 0                   | -148,570          | -85,900           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.006           | 88-20-25-430-002   |
| MEKHAEIL, LOUIS S  |                 | 1958 HEMPSTEAD     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 130,410         | 99,250          | 0                   | 0                   | -130,410          | -99,250           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | 005.03.12       | 88-20-25-453-020   |
| ALBANNA, SAHAM     |                 | 1702 HILLMAN       |

THE PETITIONER SUBMITTED COMPARABLES, AN APPRAISAL AND MARKET DATA FOR THE BOARD TO REVIEW.  
THE BOARD VOTED TO REDUCE THE ASSESSED AND TAXABLE VALUE TO \$169,000.

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 171,050         | 171,050         | 169,000             | 169,000             | -2,050            | -2,050            |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | P.007           | 88-20-27-308-032   |
| CHONG, HUI SOOK    |                 | 1965 HARTSHORN     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 211,740         | 182,180         | 0                   | 0                   | -211,740          | -182,180          |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | 002.03.12       | 88-20-27-352-025   |
| KRASNIQI, SHKELZEN |                 | 105 VERMONT        |

## 2026 March Board of Review Report

THE PETITIONER SPOKE OF COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$297,500 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 308,870  | 175,320  | 297,500      | 175,320      | -11,370    | 0          |

| Appeal Date               | Appeal #  | Parcel ID #        |
|---------------------------|-----------|--------------------|
| 03/12/2026                | 003.03.12 | 88-20-27-354-001   |
| <b>KRASNIQI, SHKELZEN</b> |           | <b>102 VERMONT</b> |

THE PETITIONER SUBMITTED THE CONDITION OF THE HOME FOR THE BOARD TO REVIEW. THE BOARD VOTED TO REDUCE THE ASSESSED VALUE TO \$100,000 AND NO CHANGE TO THE TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 120,520  | 87,540   | 100,000      | 87,540       | -20,520    | 0          |

| Appeal Date           | Appeal # | Parcel ID #        |
|-----------------------|----------|--------------------|
| 03/12/2026            | P.008    | 88-20-27-429-019   |
| <b>SHARABY, HOSAM</b> |          | <b>1060 KELLEY</b> |

ASSETS EXCEED GUIDELINES

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 155,400  | 155,400  | 155,400      | 155,400      | 0          | 0          |

| Appeal Date                   | Appeal # | Parcel ID #         |
|-------------------------------|----------|---------------------|
| 03/12/2026                    | C.004    | 88-20-29-326-028    |
| <b>LITHIA REAL ESTATE INC</b> |          | <b>2100 W MAPLE</b> |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 2,981,910 | 2,810,670 | 2,981,910    | 2,810,670    | 0          | 0          |

| Appeal Date                   | Appeal # | Parcel ID #                 |
|-------------------------------|----------|-----------------------------|
| 03/12/2026                    | C.005    | 88-20-29-401-026            |
| <b>LITHIA REAL ESTATE INC</b> |          | <b>1790 MAPLELAWN -1794</b> |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 5,875,840 | 4,179,830 | 5,875,840    | 4,179,830    | 0          | 0          |

| Appeal Date                   | Appeal # | Parcel ID #                 |
|-------------------------------|----------|-----------------------------|
| 03/12/2026                    | C.006    | 88-20-29-401-031            |
| <b>LITHIA REAL ESTATE INC</b> |          | <b>1804 MAPLELAWN -1810</b> |

## 2026 March Board of Review Report

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 4,083,590       | 3,823,340       | 4,083,590           | 3,823,340           | 0                 | 0                 |

|                               |                 |                       |
|-------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                    | C.007           | 88-20-29-401-035      |
| <b>LITHIA REAL ESTATE INC</b> |                 | <b>1814 MAPLELAWN</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 2,540,270       | 2,537,660       | 2,540,270           | 2,537,660           | 0                 | 0                 |

|                               |                 |                         |
|-------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                    | C.008           | 88-20-29-426-011        |
| <b>LITHIA REAL ESTATE INC</b> |                 | <b>1520 TEMPLE CITY</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 3,010,370       | 2,705,920       | 3,010,370           | 2,705,920           | 0                 | 0                 |

|                               |                 |                             |
|-------------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                    | C.012           | 88-20-29-426-030            |
| <b>LITHIA REAL ESTATE INC</b> |                 | <b>1755 MAPLELAWN -1759</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 5,368,200       | 5,141,850       | 5,368,200           | 5,141,850           | 0                 | 0                 |

|                               |                 |                    |
|-------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                    | C.011           | 88-20-29-426-033   |
| <b>LITHIA REAL ESTATE INC</b> |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 1,841,800       | 1,495,210       | 1,841,800           | 1,495,210           | 0                 | 0                 |

|                               |                 |                       |
|-------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                    | C.010           | 88-20-29-426-056      |
| <b>LITHIA REAL ESTATE INC</b> |                 | <b>1815 MAPLELAWN</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 4,241,850       | 4,155,500       | 4,241,850           | 4,155,500           | 0                 | 0                 |

## 2026 March Board of Review Report

| Appeal Date                   | Appeal # | Parcel ID #      |
|-------------------------------|----------|------------------|
| 03/12/2026                    | C.001    | 88-20-30-152-002 |
| DITLEFF, CARLA FONSECA LAGUNA |          | 1085 BROOKLAWN   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 208,590  | 179,270  | 208,590      | 179,270      | 0          | 0          |

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| Appeal Date            | Appeal # | Parcel ID #      |
|------------------------|----------|------------------|
| 03/12/2026             | C.009    | 88-20-35-276-005 |
| LITHIA REAL ESTATE INC |          | 777 JOHN R       |

| 2026 A/V  | 2026 T/V  | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|-----------|-----------|--------------|--------------|------------|------------|
| 5,242,070 | 4,663,230 | 5,242,070    | 4,663,230    | 0          | 0          |

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| Appeal Date         | Appeal #  | Parcel ID #      |
|---------------------|-----------|------------------|
| 03/12/2026          | 007.03.12 | 88-20-36-376-030 |
| SILVERMAN, ROBERT J |           | 351 EXECUTIVE    |

THE PETITIONER SUBMITTED COMPARABLES FOR THE BOARD TO REVIEW. THE BOARD VOTED NO CHANGE TO THE ASSESSED AND TAXABLE VALUE.

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 763,700  | 763,700  | 763,700      | 763,700      | 0          | 0          |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.051   | 88-99-00-022-316 |
| WILLIAMS SCOTSMAN INC |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 75,000   | 75,000   | 22,190       | 22,190       | -52,810    | -52,810    |

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| Appeal Date             | Appeal # | Parcel ID #           |
|-------------------------|----------|-----------------------|
| 03/12/2026              | PP.001   | 88-99-00-033-716      |
| AMERIPRISE HOLDINGS INC |          | 101 W BIG BEAVER 0425 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 132,850  | 132,850  | 95,650       | 95,650       | -37,200    | -37,200    |

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| Appeal Date      | Appeal # | Parcel ID #      |
|------------------|----------|------------------|
| 03/12/2026       | PP.103   | 88-99-00-056-050 |
| DEAN SELLERS INC |          | 2600 W MAPLE     |

## 2026 March Board of Review Report

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 128,890  | 128,890  | 219,000      | 219,000      | 90,110     | 90,110     |

| Appeal Date                 | Appeal # | Parcel ID #      |
|-----------------------------|----------|------------------|
| 03/12/2026                  | PP.044   | 88-99-00-056-148 |
| CONCENTRA MEDICAL CENTER PC |          | 627 E MAPLE 200  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 57,610   | 57,610   | 0            | 0            | -57,610    | -57,610    |

| Appeal Date  | Appeal # | Parcel ID #      |
|--------------|----------|------------------|
| 03/12/2026   | PP.056   | 88-99-00-185-460 |
| SAVATREE LLC |          | 2427 JOHN R      |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 377,110  | 377,110  | 317,670      | 317,670      | -59,440    | -59,440    |

| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.101   | 88-99-00-283-340 |
| CHARTER SQUARE MI LLC |          | 2860 CHARTER     |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 65,010   | 65,010   | 47,520       | 47,520       | -17,490    | -17,490    |

| Appeal Date                   | Appeal # | Parcel ID #         |
|-------------------------------|----------|---------------------|
| 03/12/2026                    | PP.084   | 88-99-00-294-060    |
| OAKLAND OPHTHALMIC SURGERY PC |          | 4600 INVESTMENT 130 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 164,220  | 164,220  | 0            | 0            | -164,220   | -164,220   |

| Appeal Date      | Appeal # | Parcel ID #      |
|------------------|----------|------------------|
| 03/12/2026       | PP.002   | 88-99-00-302-560 |
| HOME DEPOT #2706 |          | 1177 COOLIDGE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 916,910  | 916,910  | 686,890      | 686,890      | -230,020   | -230,020   |

## 2026 March Board of Review Report

|                               |                 |                             |
|-------------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                    | PP.088          | 88-99-00-311-540            |
| <b>TRAVELERS INDEMNITY CO</b> |                 | <b>1441 W LONG LAKE 300</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 176,970         | 176,970         | 223,130             | 223,130             | 46,160            | 46,160            |

|                             |                 |                              |
|-----------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026                  | PP.057          | 88-99-00-313-560             |
| <b>PRUDENTIAL FINANCIAL</b> |                 | <b>101 W BIG BEAVER 0705</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 41,300          | 41,300          | 0                   | 0                   | -41,300           | -41,300           |

|                       |                 |                      |
|-----------------------|-----------------|----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026            | PP.071          | 88-99-00-316-940     |
| <b>KAUTEX TEXTRON</b> |                 | <b>800 TOWER 200</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 151,160         | 151,160         | 177,050             | 177,050             | 25,890            | 25,890            |

|                                           |                 |                        |
|-------------------------------------------|-----------------|------------------------|
| <b>Appeal Date</b>                        | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026                                | PP.072          | 88-99-00-322-580       |
| <b>GASTROINTESTINAL ENDOSCOPY CTR LLC</b> |                 | <b>264 W MAPLE 100</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 353,850         | 353,850         | 271,870             | 271,870             | -81,980           | -81,980           |

|                                          |                 |                            |
|------------------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>                       | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                               | PP.003          | 88-99-00-326-420           |
| <b>PLASTIC OMNIUM AUTO EXTERIORS LLC</b> |                 | <b>2710 BELLINGHAM 400</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 83,290          | 83,290          | 0                   | 0                   | -83,290           | -83,290           |

|                                       |                 |                      |
|---------------------------------------|-----------------|----------------------|
| <b>Appeal Date</b>                    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026                            | PP.073          | 88-99-00-330-340     |
| <b>MOTION PICTURE INSTITUTE OF MI</b> |                 | <b>2040 CROOKS B</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 52,550 | 52,550 | 0 | 0 | -52,550 | -52,550 |
|--------|--------|---|---|---------|---------|

|                              |                 |                    |
|------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                   | PP.091          | 88-99-00-334-940   |
| PAUL'S AUTO WASH OF TROY LLC |                 | 1350 LIVERNOIS     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 46,650          | 46,650          | 0                   | 0                   | -46,650           | -46,650           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.058          | 88-99-00-342-100   |
| KCS VENTURES LLC   |                 | 1196 SOUTER        |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 69,810          | 69,810          | 0                   | 0                   | -69,810           | -69,810           |

|                    |                 |                        |
|--------------------|-----------------|------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026         | PP.004          | 88-99-00-354-260       |
| NORTH FACE         |                 | 2800 W BIG BEAVER R250 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 94,960          | 94,960          | 54,730              | 54,730              | -40,230           | -40,230           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.005          | 88-99-00-357-920   |
| OPMOBILITY         |                 | 468 OLIVER         |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 2,310           | 2,310           | 1,850               | 1,850               | -460              | -460              |

|                         |                 |                    |
|-------------------------|-----------------|--------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026              | PP.006          | 88-99-00-365-860   |
| PERSONAL ENDODONTICS PC |                 | 5877 LIVERNOIS 106 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 98,370          | 98,370          | 0                   | 0                   | -98,370           | -98,370           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.007          | 88-99-00-374-140   |

## 2026 March Board of Review Report

**NORTH AMERICAN BANCARD**

**250 STEPHENSON**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 769,490  | 769,490  | 602,460      | 602,460      | -167,030   | -167,030   |

| Appeal Date                                  | Appeal # | Parcel ID #                |
|----------------------------------------------|----------|----------------------------|
| 03/12/2026                                   | PP.102   | 88-99-00-380-180           |
| <b>HANSONS WINDOW &amp; CONSTRUCTION INC</b> |          | <b>977 E FOURTEEN MILE</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 85,510   | 85,510   | 62,740       | 62,740       | -22,770    | -22,770    |

| Appeal Date        | Appeal # | Parcel ID #           |
|--------------------|----------|-----------------------|
| 03/12/2026         | PP.008   | 88-99-00-381-040      |
| <b>TIM HORTONS</b> |          | <b>3331 ROCHESTER</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 154,800  | 154,800  | 104,040      | 104,040      | -50,760    | -50,760    |

| Appeal Date                  | Appeal # | Parcel ID #              |
|------------------------------|----------|--------------------------|
| 03/12/2026                   | PP.009   | 88-99-00-385-720         |
| <b>ECHO GLOBAL LOGISTICS</b> |          | <b>1050 WILSHIRE 200</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 90,830   | 90,830   | 64,940       | 64,940       | -25,890    | -25,890    |

| Appeal Date            | Appeal # | Parcel ID #              |
|------------------------|----------|--------------------------|
| 03/12/2026             | PP.010   | 88-99-00-390-560         |
| <b>PARADISE MARKET</b> |          | <b>2927 E BIG BEAVER</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 78,520   | 78,520   | 0            | 0            | -78,520    | -78,520    |

| Appeal Date                           | Appeal # | Parcel ID #           |
|---------------------------------------|----------|-----------------------|
| 03/12/2026                            | PP.011   | 88-99-00-391-660      |
| <b>HOSPITALITY MANAGEMENT SYSTEMS</b> |          | <b>250 STEPHENSON</b> |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 1,190    | 1,190    | 720          | 720          | -470       | -470       |

## 2026 March Board of Review Report

|                        |                 |                       |
|------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>     | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026             | PP.093          | 88-99-00-391-940      |
| <b>MAPLE MACHINERY</b> |                 | <b>835 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 615,540         | 615,540         | 459,540             | 459,540             | -156,000          | -156,000          |

|                       |                 |                      |
|-----------------------|-----------------|----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026            | PP.0074         | 88-99-00-395-900     |
| <b>HOMESCRIP #346</b> |                 | <b>500 KIRTS 300</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 32,030          | 32,030          | 0                   | 0                   | -32,030           | -32,030           |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.092          | 88-99-00-396-980      |
| <b>SAN CARGIL LLC</b> |                 | <b>1350 LIVERNOIS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 17,510          | 17,510          | 0                   | 0                   | -17,510           | -17,510           |

|                             |                 |                             |
|-----------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                  | PP.012          | 88-99-00-401-650            |
| <b>AMERIPRISE FINANCIAL</b> |                 | <b>1441 W LONG LAKE 250</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 123,380         | 123,380         | 87,480              | 87,480              | -35,900           | -35,900           |

|                            |                 |                         |
|----------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                 | PP.013          | 88-99-00-401-720        |
| <b>TIM HORTONS USA INC</b> |                 | <b>507 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 106,880         | 106,880         | 58,690              | 58,690              | -48,190           | -48,190           |

|                            |                 |                     |
|----------------------------|-----------------|---------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026                 | PP.014          | 88-99-00-402-030    |
| <b>TIM HORTONS USA INC</b> |                 | <b>1905 E MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|         |         |        |        |         |         |
|---------|---------|--------|--------|---------|---------|
| 105,010 | 105,010 | 67,820 | 67,820 | -37,190 | -37,190 |
|---------|---------|--------|--------|---------|---------|

|                                |                 |                         |
|--------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>             | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                     | PP.015          | 88-99-00-403-990        |
| <b>CARRABBAS ITALIAN GRILL</b> |                 | <b>600 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 199,640         | 199,640         | 153,450             | 153,450             | -46,190           | -46,190           |

|                                  |                 |                         |
|----------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                       | PP.087          | 88-99-00-404-010        |
| <b>PRODUCERS CHOICE LLC, THE</b> |                 | <b>1152 E LONG LAKE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 137,930         | 137,930         | 104,720             | 104,720             | -33,210           | -33,210           |

|                                     |                 |                         |
|-------------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>                  | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                          | PP.094          | 88-99-00-406-145        |
| <b>COMMODITY RESOURCE GROUP INC</b> |                 | <b>835 STEPHENSON B</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 184,050         | 184,050         | 229,400             | 229,400             | 45,350            | 45,350            |

|                          |                 |                       |
|--------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026               | PP.016          | 88-99-00-406-250      |
| <b>MONEY MACHINE LLC</b> |                 | <b>250 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 530             | 530             | 0                   | 0                   | -530              | -530              |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.017          | 88-99-00-406-875      |
| <b>PATEL BROTHERS</b> |                 | <b>5055 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 289,630         | 289,630         | 254,930             | 254,930             | -34,700           | -34,700           |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.018          | 88-99-00-407-395   |

## 2026 March Board of Review Report

**PINNACLE INC**

**1880 BIRCHWOOD**

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 258,660         | 258,660         | 87,630              | 87,630              | -171,030          | -171,030          |

|                          |                 |                            |
|--------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026               | PP.019          | <b>88-99-00-407-405</b>    |
| <b>KAPNICK INSURANCE</b> |                 | <b>880 W LONG LAKE 500</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 263,710         | 263,710         | 326,830             | 326,830             | 63,120            | 63,120            |

|                                  |                 |                         |
|----------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                       | PP.098          | <b>88-99-00-410-250</b> |
| <b>ZIMMER BIOMET GREAT LAKES</b> |                 | <b>1708 NORTHWOOD</b>   |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 855,330         | 855,330         | 420,370             | 420,370             | -434,960          | -434,960          |

|                             |                 |                             |
|-----------------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026                  | PP.020          | <b>88-99-00-411-095</b>     |
| <b>DISABILITY LAW GROUP</b> |                 | <b>625 E BIG BEAVER 204</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 50,740          | 50,740          | 0                   | 0                   | -50,740           | -50,740           |

|                            |                 |                              |
|----------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026                 | PP.089          | <b>88-99-00-411-295</b>      |
| <b>IRVINE COWORKS, LLC</b> |                 | <b>888 W BIG BEAVER 0200</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 86,010          | 86,010          | 0                   | 0                   | -86,010           | -86,010           |

|                                      |                 |                         |
|--------------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>                   | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                           | PP.104          | <b>88-99-00-411-875</b> |
| <b>SPARK TALENT ACQUISITIONS INC</b> |                 | <b>901 WILSHIRE 585</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 188,690         | 188,690         | 88,340              | 88,340              | -100,350          | -100,350          |

## 2026 March Board of Review Report

|                       |                 |                     |
|-----------------------|-----------------|---------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026            | PP.026          | 88-99-00-412-065    |
| <b>SVS VISION INC</b> |                 | <b>2910 W MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 45,960          | 45,960          | 0                   | 0                   | -45,960           | -45,960           |

|                                             |                 |                         |
|---------------------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>                          | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                                  | PP.021          | 88-99-00-412-295        |
| <b>COOPERS HAWK WINERY &amp; RESTAURANT</b> |                 | <b>151 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 467,510         | 467,510         | 347,240             | 347,240             | -120,270          | -120,270          |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.022          | 88-99-00-412-355      |
| <b>SVS VISION INC</b> |                 | <b>6828 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 34,580          | 34,580          | 0                   | 0                   | -34,580           | -34,580           |

|                          |                 |                            |
|--------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026               | PP.023          | 88-99-00-412-970           |
| <b>TROPICAL SMOOTHIE</b> |                 | <b>1735 E BIG BEAVER D</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 100,000         | 100,000         | 8,880               | 8,880               | -91,120           | -91,120           |

|                    |                 |                         |
|--------------------|-----------------|-------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026         | PP.096          | 88-99-00-413-075        |
| <b>NPAA</b>        |                 | <b>901 WILSHIRE 105</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 11,560          | 11,560          | 7,120               | 7,120               | -4,440            | -4,440            |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.099          | 88-99-00-413-155   |
| <b>ONE ZO TEA</b>  |                 | <b>1707 CROOKS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 27,080 | 27,080 | 0 | 0 | -27,080 | -27,080 |
|--------|--------|---|---|---------|---------|

|                          |                 |                              |
|--------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026               | PP.0075         | 88-99-00-413-275             |
| <b>SNB HOME LOAN CTR</b> |                 | <b>888 W BIG BEAVER 0450</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 79,180          | 79,180          | 55,820              | 55,820              | -23,360           | -23,360           |

|                             |                 |                    |
|-----------------------------|-----------------|--------------------|
| <b>Appeal Date</b>          | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                  | PP.076          | 88-99-00-413-465   |
| <b>RHB LABORATORIES INC</b> |                 | <b>575 E MAPLE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 736,550         | 736,550         | 450,790             | 450,790             | -285,760          | -285,760          |

|                                  |                 |                           |
|----------------------------------|-----------------|---------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>        |
| 03/12/2026                       | PP.048          | 88-99-00-415-070          |
| <b>PASADENA VILLA OUTPATIENT</b> |                 | <b>5440 CORPORATE 125</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 36,260          | 36,260          | 0                   | 0                   | -36,260           | -36,260           |

|                              |                 |                       |
|------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>           | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                   | PP.024          | 88-99-00-415-180      |
| <b>TOP SHELF PAINTER INC</b> |                 | <b>1130 LIVERNOIS</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 133,180         | 133,180         | 0                   | 0                   | -133,180          | -133,180          |

|                    |                 |                      |
|--------------------|-----------------|----------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>   |
| 03/12/2026         | PP.025          | 88-99-00-416-145     |
| <b>PIDORA</b>      |                 | <b>600 EXECUTIVE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 150,000         | 150,000         | 0                   | 0                   | -150,000          | -150,000          |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.077          | 88-99-00-416-175   |

## 2026 March Board of Review Report

**COGENT COMMUNICATIONS INC**

**600 EXECUTIVE**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 50,000   | 50,000   | 0            | 0            | -50,000    | -50,000    |

| Appeal Date                  | Appeal # | Parcel ID #             |
|------------------------------|----------|-------------------------|
| 03/12/2026                   | PP.059   | <b>88-99-00-416-250</b> |
| <b>SECURE TECH GROUP LLC</b> |          | <b>600 EXECUTIVE</b>    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,000    | 5,000    | 0            | 0            | -5,000     | -5,000     |

| Appeal Date                           | Appeal # | Parcel ID #             |
|---------------------------------------|----------|-------------------------|
| 03/12/2026                            | PP.027   | <b>88-99-00-416-255</b> |
| <b>IAN LIUZZI - FEDUN STUDIOS LLC</b> |          | <b>600 EXECUTIVE</b>    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,000    | 5,000    | 0            | 0            | -5,000     | -5,000     |

| Appeal Date              | Appeal # | Parcel ID #             |
|--------------------------|----------|-------------------------|
| 03/12/2026               | PP.060   | <b>88-99-00-416-385</b> |
| <b>HELPINGSTINE, LEE</b> |          | <b>600 EXECUTIVE</b>    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

| Appeal Date           | Appeal # | Parcel ID #             |
|-----------------------|----------|-------------------------|
| 03/12/2026            | PP.061   | <b>88-99-00-416-420</b> |
| <b>SAVAGE, DILLON</b> |          | <b>600 EXECUTIVE</b>    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

| Appeal Date                 | Appeal # | Parcel ID #             |
|-----------------------------|----------|-------------------------|
| 03/12/2026                  | PP.028   | <b>88-99-00-416-450</b> |
| <b>NET DTW HOLDINGS INC</b> |          | <b>600 EXECUTIVE</b>    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

## 2026 March Board of Review Report

| Appeal Date        | Appeal # | Parcel ID #      |
|--------------------|----------|------------------|
| 03/12/2026         | PP.062   | 88-99-00-416-530 |
| GODLY NETWORK, THE |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.029   | 88-99-00-416-615 |
| INFLATABLE OFFICE LLC |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

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| Appeal Date              | Appeal # | Parcel ID #      |
|--------------------------|----------|------------------|
| 03/12/2026               | PP.063   | 88-99-00-416-630 |
| DAS COMPUTER CONSULTANTS |          | 600 EXECUTIVE    |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 250      | 250      | 0            | 0            | -250       | -250       |

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| Appeal Date   | Appeal # | Parcel ID #      |
|---------------|----------|------------------|
| 03/12/2026    | PP.097   | 88-99-00-416-650 |
| LPL FINANCIAL |          | 900 WILSHIRE 351 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 80,000   | 80,000   | 0            | 0            | -80,000    | -80,000    |

---

| Appeal Date            | Appeal # | Parcel ID #      |
|------------------------|----------|------------------|
| 03/12/2026             | PP.030   | 88-99-00-416-745 |
| GEBRAEL MANAGEMENT LLC |          | 1282 KIRTS 300   |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 25,000   | 25,000   | 0            | 0            | -25,000    | -25,000    |

---

| Appeal Date     | Appeal # | Parcel ID #           |
|-----------------|----------|-----------------------|
| 03/12/2026      | PP.031   | 88-99-00-416-765      |
| APRILE LAW PLLC |          | 3331 W BIG BEAVER 124 |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
|----------|----------|--------------|--------------|------------|------------|

## 2026 March Board of Review Report

|        |        |   |   |         |         |
|--------|--------|---|---|---------|---------|
| 15,000 | 15,000 | 0 | 0 | -15,000 | -15,000 |
|--------|--------|---|---|---------|---------|

|                       |                 |                    |
|-----------------------|-----------------|--------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026            | PP.095          | 88-99-00-416-825   |
| HERITAGE SERVICES LLC |                 | 1201 ROCHESTER     |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 75,000          | 75,000          | 0                   | 0                   | -75,000           | -75,000           |

|                       |                 |                       |
|-----------------------|-----------------|-----------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026            | PP.032          | 88-99-00-417-030      |
| 1900 OFFICE GROUP LLC |                 | 1900 W BIG BEAVER 203 |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 40,000          | 40,000          | 0                   | 0                   | -40,000           | -40,000           |

|                      |                 |                    |
|----------------------|-----------------|--------------------|
| <b>Appeal Date</b>   | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026           | PP.046          | 88-99-00-417-185   |
| GLOBAL HOME CARE INC |                 | 1883 E MAPLE       |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 15,000          | 15,000          | 0                   | 0                   | -15,000           | -15,000           |

|                               |                 |                    |
|-------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>            | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                    | PP.033          | 88-99-00-417-505   |
| JULIE RYAN PHILIPPINE CUISINE |                 | 34707 DEQUINDRE    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 25,000          | 25,000          | 0                   | 0                   | -25,000           | -25,000           |

|                    |                 |                     |
|--------------------|-----------------|---------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>  |
| 03/12/2026         | PP.0047         | 88-99-00-418-295    |
| PENTACENTRE        |                 | 2800 LIVERNOIS 630D |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 0               | 0               | 7,920               | 7,920               | 7,920             | 7,920             |

|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.080          | 88-99-00-418-300   |

## 2026 March Board of Review Report

**TURBO TAX SERVICE OFFICE**

**200 E BIG BEAVER 130**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 3,440        | 3,440        | 3,440      | 3,440      |

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/12/2026

PP.081

**88-99-00-418-305**

**TURBO TAX SERVICE OFFICE**

**755 W BIG BEAVER 2020**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 3,440        | 3,440        | 3,440      | 3,440      |

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/12/2026

PP.078

**88-99-00-500-595**

**ENCORE CAPITAL GROUP**

**320 E BIG BEAVER 300**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 894,100  | 894,100  | 679,500      | 679,500      | -214,600   | -214,600   |

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/12/2026

PP.079

**88-99-00-501-875**

**MERIDIAN HEALTH MGMT CO #1217**

**2350 MEIJER**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 752,710  | 752,710  | 549,910      | 549,910      | -202,800   | -202,800   |

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/12/2026

PP.049

**88-99-00-502-460**

**HEARST TECHNOLOGY INC**

**1301 W LONG LAKE 300**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 108,490  | 108,490  | 73,300       | 73,300       | -35,190    | -35,190    |

**Appeal Date**

**Appeal #**

**Parcel ID #**

03/12/2026

PP.034

**88-99-00-503-065**

**TILE SHOP, THE**

**871 E BIG BEAVER 142**

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 152,500  | 152,500  | 110,760      | 110,760      | -41,740    | -41,740    |

## 2026 March Board of Review Report

|                    |                 |                         |
|--------------------|-----------------|-------------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026         | PP.050          | 88-99-00-504-590        |
| <b>MOD PIZZA</b>   |                 | <b>770 E BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 124,850         | 124,850         | 72,030              | 72,030              | -52,820           | -52,820           |

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|                            |                 |                    |
|----------------------------|-----------------|--------------------|
| <b>Appeal Date</b>         | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                 | PP.035          | 88-99-00-505-195   |
| <b>SERVICE SPRING CORP</b> |                 | <b>1322 RANKIN</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 190,750         | 190,750         | 41,960              | 41,960              | -148,790          | -148,790          |

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|                         |                 |                              |
|-------------------------|-----------------|------------------------------|
| <b>Appeal Date</b>      | <b>Appeal #</b> | <b>Parcel ID #</b>           |
| 03/12/2026              | PP.105          | 88-99-00-505-225             |
| <b>INTEGRA PARTNERS</b> |                 | <b>3221 W BIG BEAVER 211</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 119,430         | 119,430         | 218,500             | 218,500             | 99,070            | 99,070            |

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|                                  |                 |                         |
|----------------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026                       | PP.106          | 88-99-00-506-540        |
| <b>TWO HANDS FRESH CORN DOGS</b> |                 | <b>728 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 97,660          | 97,660          | 0                   | 0                   | -97,660           | -97,660           |

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|                          |                 |                         |
|--------------------------|-----------------|-------------------------|
| <b>Appeal Date</b>       | <b>Appeal #</b> | <b>Parcel ID #</b>      |
| 03/12/2026               | PP.036          | 88-99-00-506-545        |
| <b>DAVES HOT CHICKEN</b> |                 | <b>624 W BIG BEAVER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 176,400         | 176,400         | 130,670             | 130,670             | -45,730           | -45,730           |

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|                       |                 |                             |
|-----------------------|-----------------|-----------------------------|
| <b>Appeal Date</b>    | <b>Appeal #</b> | <b>Parcel ID #</b>          |
| 03/12/2026            | PP.082          | 88-99-00-506-555            |
| <b>INFUSION ASSOC</b> |                 | <b>363 W BIG BEAVER 125</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|

## 2026 March Board of Review Report

|         |         |        |        |        |        |
|---------|---------|--------|--------|--------|--------|
| 101,570 | 101,570 | 95,440 | 95,440 | -6,130 | -6,130 |
|---------|---------|--------|--------|--------|--------|

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|                                              |                 |                       |
|----------------------------------------------|-----------------|-----------------------|
| <b>Appeal Date</b>                           | <b>Appeal #</b> | <b>Parcel ID #</b>    |
| 03/12/2026                                   | PP.090          | 88-99-00-507-400      |
| <b>HIGH SCORE ICE CREAM &amp; ARCADE LLC</b> |                 | <b>5020 ROCHESTER</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 46,880          | 46,880          | 0                   | 0                   | -46,880           | -46,880           |

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|                                  |                 |                            |
|----------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>               | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                       | PP.037          | 88-99-00-508-075           |
| <b>FSA MARKETING SYSTEMS INC</b> |                 | <b>50 W BIG BEAVER 500</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 146,090         | 146,090         | 112,530             | 112,530             | -33,560           | -33,560           |

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|                                |                 |                        |
|--------------------------------|-----------------|------------------------|
| <b>Appeal Date</b>             | <b>Appeal #</b> | <b>Parcel ID #</b>     |
| 03/12/2026                     | PP.038          | 88-99-00-560-350       |
| <b>ROADGUARD INTERLOCK LLC</b> |                 | <b>2175 STEPHENSON</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 1,441,780       | 1,441,780       | 900,980             | 900,980             | -540,800          | -540,800          |

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|                                 |                 |                            |
|---------------------------------|-----------------|----------------------------|
| <b>Appeal Date</b>              | <b>Appeal #</b> | <b>Parcel ID #</b>         |
| 03/12/2026                      | PP.039          | 88-99-00-560-370           |
| <b>DICKS SPORTING GOODS INC</b> |                 | <b>750 W FOURTEEN MILE</b> |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 500             | 500             | 350                 | 350                 | -150              | -150              |

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|                                   |                 |                    |
|-----------------------------------|-----------------|--------------------|
| <b>Appeal Date</b>                | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026                        | PP.069          | 88-99-00-719-190   |
| <b>MARLIN LEASING CORPORATION</b> |                 |                    |

|                 |                 |                     |                     |                   |                   |
|-----------------|-----------------|---------------------|---------------------|-------------------|-------------------|
| <b>2026 A/V</b> | <b>2026 T/V</b> | <b>2026 BOR A/V</b> | <b>2026 BOR T/V</b> | <b>Change A/V</b> | <b>Change T/V</b> |
| 171,450         | 171,450         | 313,540             | 313,540             | 142,090           | 142,090           |

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|                    |                 |                    |
|--------------------|-----------------|--------------------|
| <b>Appeal Date</b> | <b>Appeal #</b> | <b>Parcel ID #</b> |
| 03/12/2026         | PP.100          | 88-99-00-724-550   |

## 2026 March Board of Review Report

### DISH NETWORK LLC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 2,910    | 2,910    | 0            | 0            | -2,910     | -2,910     |

---

| Appeal Date                | Appeal # | Parcel ID #      |
|----------------------------|----------|------------------|
| 03/12/2026                 | PP.070   | 88-99-00-731-970 |
| MARLIN LEASING CORPORATION |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 57,640   | 57,640   | 76,680       | 76,680       | 19,040     | 19,040     |

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| Appeal Date                       | Appeal # | Parcel ID #      |
|-----------------------------------|----------|------------------|
| 03/12/2026                        | PP.040   | 88-99-00-734-510 |
| FIRST AMERICAN COMMERCIAL BANCORP |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 421,850  | 421,850  | 474,310      | 474,310      | 52,460     | 52,460     |

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| Appeal Date                | Appeal # | Parcel ID #      |
|----------------------------|----------|------------------|
| 03/12/2026                 | PP.068   | 88-99-00-734-970 |
| MARLIN LEASING CORPORATION |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 0        | 0        | 25,120       | 25,120       | 25,120     | 25,120     |

---

| Appeal Date         | Appeal # | Parcel ID #      |
|---------------------|----------|------------------|
| 03/12/2026          | PP.065   | 88-99-00-750-985 |
| APPLIED CAPITAL LLC |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 254,820  | 254,820  | 47,790       | 47,790       | -207,030   | -207,030   |

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| Appeal Date           | Appeal # | Parcel ID #      |
|-----------------------|----------|------------------|
| 03/12/2026            | PP.083   | 88-99-00-750-995 |
| CHG MERIDIAN USA CORP |          |                  |

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 484,590  | 484,590  | 474,840      | 474,840      | -9,750     | -9,750     |

## 2026 March Board of Review Report

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.085

88-99-00-751-030

**COMPASS ONE LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

660

660

0

0

-660

-660

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.0086

88-99-00-755-380

**VIEMED****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

9,430

9,430

5,430

5,430

-4,000

-4,000

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.064

88-99-00-755-745

**APPLIED CAPITAL LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

138,900

138,900

138,900

138,900

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.0052

88-99-00-755-750

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

68,920

68,920

68,920

68,920

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.054

88-99-00-755-755

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

3,250

3,250

3,250

3,250

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.053

88-99-00-755-760

**WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

## 2026 March Board of Review Report

0

0

9,050

9,050

9,050

9,050

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.055

**88-99-00-755-765****WILLIAMS SCOTSMAN INC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

2,670

2,670

2,670

2,670

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.066

**88-99-00-755-770****APPLIED CAPITAL LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

5,200

5,200

5,200

5,200

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.067

**88-99-00-755-775****APPLIED CAPITAL LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

0

0

60,780

60,780

60,780

60,780

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.041

**88-99-00-760-330****CARDINAL HEALTH 108 LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

9,600

9,600

0

0

-9,600

-9,600

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.045

**88-99-00-761-305****PRIORITY WASTE LLC****2026 A/V****2026 T/V****2026 BOR A/V****2026 BOR T/V****Change A/V****Change T/V**

56,460

56,460

0

0

-56,460

-56,460

**Appeal Date****Appeal #****Parcel ID #**

03/12/2026

PP.042

**88-99-00-761-310**

## 2026 March Board of Review Report

### KIDDLETON INC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 5,200    | 5,200    | 3,840        | 3,840        | -1,360     | -1,360     |

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### Appeal Date

03/12/2026

### Appeal #

PP.043

### Parcel ID #

88-99-00-761-325

### KIDDLETON INC

| 2026 A/V | 2026 T/V | 2026 BOR A/V | 2026 BOR T/V | Change A/V | Change T/V |
|----------|----------|--------------|--------------|------------|------------|
| 6,490    | 6,490    | 4,860        | 4,860        | -1,630     | -1,630     |

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## Board of Review Action Report

Required by State Tax Commission Bulletin 17 of 2007

### March Session

State Tax Commission Bulletin 17 of 2007 states that the STC is requiring that all Boards of Review maintain appropriate documentation of their decisions including minutes, a copy of the form 4035 and the 4035a whenever the Board of Review makes a change that causes the Taxable Value to change, and a Board of Review Action Report

The Board of Review Action Report is a report summarizing the actions of the Board of Review. It must include a total assessed and taxable value changed, assessed and taxable value change by classification, total poverty exemption appeals made and number approved, and total number of classification appeals made and number of classification changes made.

OAKLAND

CITY OF TROY

03/12/2026

### 2026 Board of Review Action Report

| Code              | Classification | No. of Appeals | No. Granted | Total Assessed Value Change | Total Taxable Value Change |
|-------------------|----------------|----------------|-------------|-----------------------------|----------------------------|
| Real Property     |                |                |             |                             |                            |
| 100               | Agricultural   | 0              | 0           | \$0                         | \$0                        |
| 200               | Commercial     | 10             | 0           | \$0                         | \$0                        |
| 300               | Industrial     | 3              | 0           | \$0                         | \$0                        |
| 400               | Residential    | 76             | 35          | \$-1,540,970                | \$-1,184,890               |
| 500               | Timber-Cutover | 0              | 0           | \$0                         | \$0                        |
| 600               | Developmental  | 0              | 0           | \$0                         | \$0                        |
| Personal Property |                |                |             |                             |                            |
| 150               | Agricultural   | 0              | 0           | \$0                         | \$0                        |
| 250               | Commercial     | 102            | 102         | \$-3,767,970                | \$-3,767,970               |
| 350               | Industrial     | 4              | 4           | \$-1,132,220                | \$-1,132,220               |
| 450               | Residential    | 0              | 0           | \$0                         | \$0                        |
| 550               | Utility        | 0              | 0           | \$0                         | \$0                        |
|                   | Total          | 195            | 141         | \$-6,441,160                | \$-6,085,080               |

| No. of Poverty/Vet Exemptions Applied For | No. of Poverty/Vet Exemptions Granted |
|-------------------------------------------|---------------------------------------|
| 10                                        | 4                                     |

Local unit retains original. File report and minutes with local unit clerk (MCL 211.33)

Copy sent to County Equalization Department by May 1

## 2026 Equalization - Top 5 Cities in Michigan (Includes ranking by property class)

|                | 1              | Class | 2              | Class | 3              | Class | 4              | Class | 5                | Class |
|----------------|----------------|-------|----------------|-------|----------------|-------|----------------|-------|------------------|-------|
|                | Detroit        | Rank  | Grand Rapids   | Rank  | Ann Arbor      | Rank  | Troy           | Rank  | Sterling Heights | Rank  |
| Agricultural   | 0              |       | 0              |       | 0              |       | 0              |       | 0                |       |
| Developmental  | 0              |       | 0              |       | 0              |       | 0              |       | 0                |       |
| Residential    | 8,738,379,300  | 1     | 8,408,774,000  | 2     | 7,814,075,300  | 3     | 6,866,814,460  | 4     | 6,720,189,300    | 5     |
| Commercial     | 6,232,522,800  | 1     | 3,251,144,300  | 3     | 4,230,441,500  | 2     | 2,001,560,190  | 4     | 1,264,967,900    | 5     |
| Industrial     | 1,061,006,500  | 1     | 404,989,700    | 4     | 49,557,400     | 5     | 769,190,830    | 3     | 806,201,200      | 2     |
| Personal       | 2,087,203,008  | 1     | 525,487,000    | 2     | 301,116,700    | 4     | 388,863,210    | 3     | 262,282,900      | 5     |
| Total AV       | 18,119,111,608 | 1     | 12,590,395,000 | 2     | 12,395,190,900 | 3     | 10,026,428,690 | 4     | 9,053,641,300    | 5     |
| Increase in AV | 27,942,809     | 5     | 741,454,100    | 2     | 771,867,400    | 1     | 546,501,920    | 4     | 565,076,500      | 3     |



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM COVER SHEET

**O.3.a.**

**Agenda Item:**

O.3.a. Letter of Appreciation to Eden Wilson of TFAC from Elizabeth Boughner

**ATTACHMENT(S):**

20260810 Letter of Appreciation to Eden Wilson of TFAC from Elizabeth Boughner

From: Elizabeth Boughner  
Sent: Friday, July 24, 2026 11:47 AM  
To: Parks and Rec Online <[ParksandRecOnline@troymi.gov](mailto:ParksandRecOnline@troymi.gov)>  
Subject: Troy swim school - positive feedback

Good morning,

I am writing to share what a wonderful experience my children had in the elementary 2 swim lessons at TFAC (7/6-7/15). Our instructor was Eden Wilson and she deserves high praise. She has a fun, kind, and energetic personality. Perfect for working with small children. My daughter was previously afraid of the water but no longer! Every class my children commented on how much fun they had. They mastered the skills taught. I couldn't be happier with the lessons and our instructor. Please pass along the praise to Eden's manager. Her hard work should be recognized!

Sincerely,  
Elizabeth Boughner



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

## CITY COUNCIL AGENDA ITEM COVER SHEET

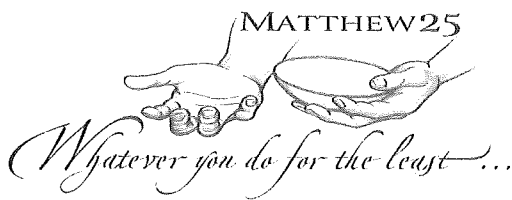
**O.3.b.**

**Agenda Item:**

O.3.b. Letter of Appreciation from Troy Church of the Nazarene to the Fire Department

**ATTACHMENT(S):**

LOA from Troy Church of the Nazarene to Troy Fire Dept



Troy Church of the Nazarene  
6840 Crooks Road  
Troy, Michigan 48098

STATION 2

Heartfelt thanks for your rapid response!

Dear Chief and Members of the Troy Volunteer Fire Department,

We are writing to express our deepest gratitude for your incredibly fast response to the fire alarm at our church on June 30th.

To say we were impressed is an understatement. Your team arrived with such speed that firefighters were already inside the building and cleared the premises before we even left our home to meet you at the church. While it thankfully turned out to be a false alarm caused by a faulty pull station, seeing your trucks and team at the church so quickly provided immense peace of mind during a moment of high stress.

As a small senior citizen congregation, knowing that you treat every call with that level of urgency, care, and professionalism is deeply reassuring. We feel incredibly fortunate to have such a dedicated, group of volunteers protecting our community.

Please accept these snacks and treats as a small token of our immense appreciation for your selflessness and swift action.

Thank you for everything you do to keep Troy safe.

With great appreciation,

*Pastor Debbie Stutele*

Pastor Debbie and Congregation  
Troy Church of the Nazarene  
6840 Crooks Rd, Troy, MI



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 Electric Customers of DTE Electric Company Case No. U-22124

### **ATTACHMENT(S):**

20260810 Agenda - O-05 Notice of Hearing for the Electric Customers of DTE Electric Company - Case No U-22124

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-22124**

- DTE Electric Company requests Michigan Public Service Commission for reconciliation of its 2025 Demand Response program costs.
- 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:**      **Thursday, August 20, 2026 at 9:00 AM**

**BEFORE:**        **Administrative Law Judge Sarah A. Stancati**

**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](mailto: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) June 30, 2026 application requesting the Commission to: 1) approve DTE Electric’s 2025 Demand Response reconciliation capital expenditures and Operation & Maintenance expenses incurred in the amounts authorized in the Commission’s Order in Case Nos. U-21297 and U-21534; 2) approve that the resulting revenue requirement difference of \$461,021 for the year 2025 be booked as a regulatory liability that shall be included in DTE Electric’s next general rate case and amortized for no more than five years; 3) approve any other proposals made by DTE Electric; and 4) grant DTE Electric such further additional relief and authority as the Commission may deem necessary, 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](mailto: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](mailto: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 13, 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, 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-22124**. Statements may be emailed to: [LARA-MPSC-edockets@michigan.gov](mailto: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.; 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-22124