# TROY CITY COUNCIL

## Regular Meeting
## Agenda

**(Amended)**

## November 17, 2025
**Convening at 7:30 PM**

**Submitted By**
**The City Manager**

**NOTICE**: **Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at (248) 524-3316 or via e-mail at clerk@troymi.gov at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.**

500 West Big Beaver
Troy, MI 48084
troymi.gov

The Honorable Mayor and City Council Members
City of Troy
500 West Big Beaver
Troy, MI 48084

Dear Mayor and City Council Members,

This agenda has been prepared in accordance with the City Council's Rules of Procedure, offering details to assist in informed deliberations. Many of the items on the agenda also include recommendations from City staff for your review and consideration.

I would like to acknowledge the efforts of numerous City staff members who contributed to preparing this agenda. We have made every effort to ensure the information is thorough and accurate. However, should there be any questions or if further details are needed, City staff remain available to assist at any time.

Please contact the City Manager's Office at CityManager@troymi.gov or (248) 524-3330 for any inquiries or requests for additional information.

Respectfully,



Frank 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 25th day of November, 2024.

Mayor Ethan Baker

Council Member Theresa Brooks

Council Member Rebecca Chamberlain-Creanga

Council Member Hirak Chanda

Mayor Pro Tem Mark Gunn

Council Member David Hamilton

Council Member Ellen Hodorek

# CITY COUNCIL AGENDA

## November 17, 2025 - 7:30 PM

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

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

**INVOCATION: Public Affairs Director Pervaiz Khan from Ahmadiyya Muslim Community**

**PLEDGE OF ALLEGIANCE:**

**OATH OF OFFICE:**

**A. CALL TO ORDER:**

**B. ROLL CALL:**

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

**C.1. Legislative Update by Senator Webber**

**C.2. Fiscal Year 2025 Audit Presentation**

a. Independent Auditor's Communication with Those Charged with Governance 2025
b. Single Audit Report 2025
c. Financial Audit Report 2025

**D. CARRYOVER ITEMS:**

**D.1. No Carryover Items**

**E. PUBLIC HEARINGS:**

**E.1. Community Development Block Grant (CDBG) 2026 Funds** ***(Introduced by: Kurt Bovensiep, DPW Director, and Courtney Flynn, Communications Director)***

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

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

**H. POSTPONED ITEMS:**

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

## I. REGULAR BUSINESS:

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

**I.2.** **Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations - Liquor Advisory Committee, Traffic Committee**

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

**I.4.** **Adoption of the Proposed 2025-2026 City Council Rules of Procedure**
***(Introduced by: Aileen Dickson, City Clerk)***

## J. CONSENT AGENDA:

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

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

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

**J.2.a.** **City Council Minutes-Draft - November 10, 2025**

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

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

**J.4.a.** **Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials – Hot Patch**

**J.4.b.** **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Winter Meeting**

**J.5.** **Cooperative Purchasing Programs Resolution**

**J.6.** **Request for Acceptance of a Permanent Easement and Approval of a Stormwater Management Operations and Maintenance Agreement, F Squared, LLC, Sidwell #88-20-28-252-016**

**J.7.** **Request for Acceptance of a Permanent Easement, Sultan Homes, Inc, Sidwell #88020-24-301-001**

**J.8.** **Request for Acceptance of Four Permanent Easements, Mondrian Properties Surrey, LLC, Sidwell #88-20-13-228-022, -023 and -024**

**J.9.** **Support Emergency Operations Plan**

**J.10.** **Stormwater Management Operations and Maintenance Agreement, Warrior Baseball Complex, LLC, Sidwell #88-20-32-126-031, 032 & 033**

**J.11.** **Request for Recognition as a Nonprofit Organization from Filipino American Sports Teams of Detroit Recreation Inc.**

## K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

**K.1.** **Announcement of Public Hearings:**

**K.1.a.** **<u>ANNOUNCE PUBLIC HEARING (DECEMBER 1, 2025) – CONDITIONAL REZONING – (JPCR2025-001)</u> – Proposed Village of Hastings, East side of Livernois, North of Square (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, From NN (Neighborhood Node "Q") & R-1B (One Family Residential) Zoning Districts to RT (One Family Attached) Zoning District.**

**K.2.** **Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

## L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

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

## N. COUNCIL REFERRALS:

**N.1.** **No Council Referrals Submitted**

## O. REPORTS:

**O.1.** **Minutes – Boards and Committees:**

**O.1.a.** **Joint Local Development Finance Authority Troy Subcommittee Regular Meeting Minutes-Final- April 21, 2025**

**O.1.b.** **Civil Service Commission (Act 78)-Final - August 25, 2025**

**O.1.c.** **Election Commission-Final - September 5, 2025**

**O.1.d.** **Building Code Board of Appeals Meeting Minutes-October 1, 2025**

**O.2.** **Department Reports:**

**O.2.a.** **Chapter 14A Elected and Appointed Officials Ethics Ordinance for City Council Review**

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

**O.3.a.** **Letter of Appreciation from Springfield Charter Township to Mayor Ethan Baker and the City of Troy**

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

## P. COUNCIL COMMENTS:

**P.1. No Council Comments**

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

## R. CLOSED SESSION

**R.1. Closed Session**

## S. ADJOURNMENT

## 2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

## 2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

| | |
|---|---|
| **December 1, 2025** | **Regular Meeting** |
| **December 15, 2025** | **Regular Meeting** |

# CITY COUNCIL AGENDA (AMENDED)

## November 17, 2025 - 7:30 PM

**City Council Chambers**
**500 W. Big Beaver Rd.**
**Troy, MI 48084**
**(248) 524-3316**
**View the Meeting Live at: www.troymi.gov/webcast or on Local Access Cable Channels (WOW – Ch 10, Comcast – Ch 17, AT&T – Ch 99)**

## INVOCATION: Public Affairs Director Pervaiz Khan from Ahmadiyya Muslim Community

## PLEDGE OF ALLEGIANCE:

## OATH OF OFFICE:

## A. CALL TO ORDER:

## B. ROLL CALL:

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

Suggested Resolution
Resolution #2025-11-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Regular City Council Meeting of November 17, 2025, due to _____.

Yes:
No:

## C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

### C.1. Legislative Update by Senator Webber

### C.2. Fiscal Year 2025 Audit Presentation

a. **Independent Auditor's Communication with Those Charged with Governance 2025**
b. **Single Audit Report 2025**
c. **Financial Audit Report 2025**

## D. CARRYOVER ITEMS:

### D.1. No Carryover Items

## E. PUBLIC HEARINGS:

### E.1. Community Development Block Grant (CDBG) 2026 Funds *(Introduced by: Kurt Bovensiep, DPW Director, and Courtney Flynn, Communications Director)*

Suggested Resolution
Resolution #2025-11-
Moved by
Seconded by

WHEREAS, Oakland County is preparing an Annual Action Plan to meet application requirements for the Community Development Block Grant (CDBG) program, and other Community Planning and Development (CPD) programs; and,

WHEREAS, Oakland County has requested CDBG-eligible projects from participating communities for inclusion in the Action Plan; and,

WHEREAS, The City of Troy has duly advertised and conducted a public hearing on November 17, 2025 for the purpose of receiving public comments regarding the proposed use of PY 2026 Community Development Block Grant (CDBG) funds in an amount to be determined at a later date by Oakland County, after the PY 2026 CDBG Project Applications are submitted; and,

WHEREAS, The City of Troy found that the following projects meet the federal objectives of the CDBG program and are prioritized by the community as high-priority need:

- Public Facilities and Improvements: Continued construction of the all-inclusive playground structure at Boulan Park
- Public Services: Yard Services

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** City Administration to submit the City of Troy CDBG application to Oakland County for inclusion in Oakland County's Annual Action Plan to the U.S. Department of Housing and Urban Development, and that the Mayor is hereby **AUTHORIZED TO EXECUTE** all documents, agreements, or contracts which result from this application to Oakland County.

Yes:
No:

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

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

Any person not a member of the City Council may address the Council with recognition of the Chair,

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

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

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

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

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

## H. POSTPONED ITEMS:

### H.1. No Postponed Items

## I. REGULAR BUSINESS:

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

### I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee, Local Development Finance Authority; b) City Council Nominations - Liquor Advisory Committee, Traffic Committee

**a) Mayoral Nominations:**

Suggested Resolution
Resolution #2025-11-

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 | Notes 3 |
|---|---|---|---|---|---|
| Baker, Ethan | | 11/8/2027 | Mayor | | |
| Bica-Grodsky, Lisa | 9/23/2025 | 10/30/2026 | | | |
| Cheriguene, Sadia | 10/20/2024 | 10/30/2026 | | | |
| Chezick, Edward | 10/20/2024 | 10/30/2025 | | | |
| Fakhoury, Awni | 9/28/2023 | 10/30/2027 | | | |
| Mohideen, Syeda | 9/28/2023 | 10/30/2027 | | | |
| Natcheva, Daniela | 11/8/2021 | 10/30/2025 | | | |
| Noguez-Ortiz, Carolina | 12/20/2024 | 10/30/2025 | BRA exp 4/30/2026 | | |
| Sekhri, Suneel | 11/5/2023 | 10/30/2027 | | | |
| Vacancy | | 7/31/2026 | Athens High School Rep | | |
| Vacancy | | 7/31/2026 | Troy High School Rep | | |
| Vacancy | | 7/31/2026 | International Academy Student Rep | | |
| Vacancy | | 10/30/2025 | MiVida Burrus resigned 5/22/2025 | | |
| | | 10/30/2026 | Philippe Cicchini resigned 3/25/2025 | | |
| Zhou, Yudong | 12/7/2024 | 10/30/2025 | | | |

**Nominations to the Global Troy Advisory Committee:**

| | | |
|---|---|---|
| **Term Expires: 7/31/2026** | | **Athens High School Student Rep.** |
| | Term currently held by: Vacant | |
| **Term Expires: 7/31/2026** | | **Troy High School Student Rep** |
| | Term currently held by: Vacant | |

| | | |
|---|---|---|
| **Term Expires: 7/31/2026** | | **International Academy Student Rep.** |
| | Term currently held by: Vacant | |
| **Term Expires: 10/30/2026** | | |
| | Term currently held by: Vacancy - Philippe Cicchini resigned | |
| **Term Expires: 10/30/2028** | | |
| | Term currently held by: Vacancy - MiVida Burrus resigned | |

**Interested Applicants:**

| Name | Application Expiration | Notes 1 | Notes 2 |
|---|---|---|---|
| Batool, Syeda | 3/5/2026 | | |
| Comiskey, Ann | 12/22/2026 | | |
| Devulapalli, Ramachandra | 8/29/2026 | | |
| Dicker, Susanne Forbes | 12/26/2026 | | |
| Lee, Seojin Sarah | 4/21/2025 | Troy HS Student | Graduates 2026 |
| Marshall, Everett | 1/3/2027 | Athens HS Student | Graduates 2027 |
| Swaminathan, Abi | 7/8/2027 | | |

## Local Development Finance Authority (LDFA)

Appointed by Mayor
5 Regular Members
Staggered 4 Year Term

**Current Members**:

| Name | Application Expiration | Application Expiration | Notes 1 | Notes 2 | Notes 3 |
|---|---|---|---|---|---|
| Bachert, Sandra | 11/18/2023 | 6/30/2027 | Resident Member | | |
| Baker, Ethan | | 11/8/2027 | Alternate; Mayor | | |
| Hodorek, Ellen | | 11/10/2025 | Alternate; City Council Member | | |
| Rosenblum, Anthony | 11/10/2024 | 6/30/2026 | Resident Member | | |
| Schmitz, James | 4/4/2026 | 6/30/2028 | Resident Member | | |
| Smieliauskas, Fabrice | 4/9/2026 | 6/30/2028 | Resident Member | | |
| Starks, Louis | | | Oakland County Designee | | |
| Vacancy | | 6/30/2027 | Resident Member | | |
| Wodzinski, Todd | 12/9/2026 | 6/30/2027 | Resident Member | | |

**Nominations to the Local Development Finance Authority (LDFA)**:

| | | |
|---|---|---|
| **Term Expires: 11/06/2029** | | Alternate; City Council Member |
| | Term currently held by: Ellen Hodorek | |

**Interested Applicants**:

| Name | Application Expiration | Notes 1 | Notes 2 |
|---|---|---|---|
| Cook, Walter | 6/30/2027 | | |
| Faiz, Iqbal | 6/7/2025 | | |
| Frisen, Sande | 1/2/2027 | | |
| Karpowitsch, Alex | 8/1/2027 | | |
| Murrish, Dale | 2/6/2027 | | |
| Vassallo, Joseph | 10/16/2026 | | |

Yes:
No:

**b) City Council Nominations:**

Suggested Resolution
Resolution #2025-11-
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:

**Liquor Advisory Committee**
Appointed by Council
7 Regular Members
3 Year Term

**Current Members**:

| Name | Application Expiration | Appointment Expiration | Notes 1 | Notes 2 | Notes 3 |
|---|---|---|---|---|---|
| Bluhm, Annalisa | 10/2/2025 | 1/31/2027 | Resigned 11/12/2025 | | |
| Comiskey, Ann | 1/26/2026 | 1/31/2027 | | | |
| Giorgio, Lynn | | Ordinance | Police Dept. Liaison | | |

| | | | | | |
|---|---|---|---|---|---|
| Gorcyca, David | 12/4/2021 | 1/31/2026 | | | Requests Reappointment |
| Haight, David | 4/11/2024 | 1/31/2028 | | Personnel Bd. exp 4/30/2026 | |
| Jones, Kelly | 12/20/2024 | 1/31/2026 | | | |
| Kaltsounis, Andrew | 6/30/2027 | 1/31/2027 | | | |
| Martin, Matthew | 5/11/2024 | | | | |

**Nominations to the Liquor Advisory Committee**:

| | |
|---|---|
| **Term Expires: 1/31/2027** | |
| | Term currently held by: Annalisa Bluhm resigned |

**Interested Applicants**:

| Name | Application Expiration | Notes 1 | Notes 2 |
|---|---|---|---|
| Sabbagh, Allen | 9/17/2026 | | |
| Wodzinski, Todd | 12/9/2026 | | LDFA exp 6/30/2027 |

## Traffic Committee

Appointed by Council
7 Regular Members
3 Year Term

**Current Members**:

| Name | Application Expiration | Appointment Expiration | Notes 1 | Notes 3 |
|---|---|---|---|---|
| Battle, Timothy | 10/22/2026 | 1/31/2028 | | |
| Christiansen, Dale | 11/22/2024 | 1/31/2026 | | |
| Finlay, G. Scott | | Ex-Officio Member | | |
| Hullinger, Peter | | Ex-Officio Member | | |
| Jeeda, Swathi | 7/2/2025 | 7/31/2025 | Student | Graduates 2026 |
| Jones, Joshua | | Ex-Officio Member | | |
| Kenkre, Shama | 9/11/2026 | 1/31/2028 | | |
| Petrulis, Al | 9/2/2026 | 1/31/2026 | ACAB exp 9/30/2027 | |
| Rose, Justin | 11/5/2023 | 1/31/2027 | | |
| Swaminathan, Abi | 9/2/2025 | 1/31/2027 | | |

| | | | | |
|---|---|---|---|---|
| Ziegenfelder, Peter | 12/14/2024 | 1/31/2026 | | |

**Nominations to the Traffic Committee**:

| | |
|---|---|
| **Term Expires: 7/31/2026** | |
| | Term currently held by: Swathi Jeeda |

**Interested Applicants:**

| Name | Application Expiration | Notes 1 | Notes 2 |
|---|---|---|---|
| Marshall, Everett | 1/3/2027 | Student - Graduates 2027 | |

Yes:
No:

### I.3. Request for Closed Session

Suggested Resolution
Resolution #2025-11-
Moved by
Seconded by

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (e) -Troy v. Denha.

Yes:
No:

### I.4. Adoption of the Proposed 2025-2026 City Council Rules of Procedure
***(Introduced by: Aileen Dickson, City Clerk)***

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

RESOLVED, That Troy City Council hereby **ADOPTS** the Troy City Council Rules of Procedure, as amended; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes:
No:

## J. CONSENT AGENDA:

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

Suggested Resolution
Resolution #2025-11-
Moved by
Seconded by

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) _____, which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes:
No:

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

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

Suggested Resolution
Resolution #2025-11-

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

**J.2.a. City Council Minutes-Draft - November 10, 2025**

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

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

**J.4.a. Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials – Hot Patch**

Suggested Resolution
Resolution #2025-11-

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a one (1) year contract to provide Asphalt Paving Materials – Hot Patch with provisions to renew for one (1) additional year to the following low bidders:

- *Cadillac Asphalt, LLC of Farmington Hills, MI*
  Primary Supplier for items #'s 1, 4, 5, 6, 7,8 and 9

- *Ajax Materials Corporation of Troy, MI*
  Primary Supplier for item #'s 2, 3, 8
  Secondary supplier for item #'s 1,6,7, and 9

- *SoySolv Biosolvents, LLC of Broadview Heights, OH*
  Primary of item #'s 10,11

All materials to be purchased on an as-needed basis at the unit prices contained in the bid tabulation

opened November 6, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting with contracts expiring December 31, 2027.

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

**J.4.b. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Winter Meeting**

Suggested Resolution
Resolution #2025-11-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the 2026 US Conference of Mayors 94th Winter Meeting, in accordance with accounting procedures of the City of Troy.

**J.5. Cooperative Purchasing Programs Resolution**

Suggested Resolution
Resolution #2025-11-

WHEREAS, That City Administration recommends participation in the Cooperative Purchasing Programs when in the best interest of the City;

BE IT RESOLVED, That Troy City Council **AUTHORIZES** participation in the Cooperative Purchasing Programs (listed below) to satisfy bid requirements when in the best interest of the City:

- MiDEAL – State of Michigan
- Oakland County Extended Purchasing Program
- Suburban Library Cooperative
- REMC – Regional Media Center Association of Michigan
- Sourcewell - formally NJPA – National Joint Power Alliance
- MiCTA – Michigan Collegiate Telecommunications Association
- OMNIA Partners – formally National IPA – National Intergovernmental Purchasing Alliance, and NIGP – US Communities

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** *Blanket Authorizations(s)* to administratively approve purchases for operating supplies and services above the $10,000 limit obtained through an approved Cooperative; **EXCEPT** for those Capital (401 Fund) purchases which shall be presented to Troy City Council for review and approval.

**J.6. Request for Acceptance of a Permanent Easement and Approval of a Stormwater Management Operations and Maintenance Agreement, F Squared, LLC, Sidwell #88-20-28-252-016**

Suggested Resolution
Resolution #2025-11-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for water mains

from F Squared, LLC, owners of the property having Sidwell #88-20-28-252-016.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between F Squared, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater system on the property owned by F Squared, LLC and identified by Sidwell #88-20-28-252-016.

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

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.7. Request for Acceptance of a Permanent Easement, Sultan Homes, Inc, Sidwell #88020-24-301-001**

Suggested Resolution
Resolution #2025-11-

BE IT RESOLVED, That Troy City Council hereby **ACCEPTS** a permanent easement for sidewalks and pathways from Sultan Homes, Inc., owner of the property having Sidwell #88-20-24-301-001.

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

**J.8. Request for Acceptance of Four Permanent Easements, Mondrian Properties Surrey, LLC, Sidwell #88-20-13-228-022, -023 and -024**

Suggested Resolution
Resolution #2025-11-

RESOLVED, That Troy City Council **ACCEPTS** four permanent easements for public service and franchise utilities, ingress and egress for emergency services, sanitary sewers, and water mains from Mondrian Properties Surrey, LLC, owner of the properties having Sidwell #88-20-13-228-022, #88-20-13-228-023 and #88-20-13-228-024.

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.

**J.9. Support Emergency Operations Plan**

Suggested Resolution
Resolution #2025-11-

WHEREAS, The City of Troy elected to be incorporated into the Oakland County Emergency

Management Program and that be becoming part of the Oakland County Emergency Management Program, the City of Troy, and Oakland County have certain responsibilities to each other; and,

WHEREAS, This Support Emergency Operations Plan (Support EOP) has been developed to identify the responsibilities between the City of Troy and Oakland County in regards to emergency management activities; and,

WHEREAS, The plan provides a framework for the City to use in performing emergency functions before, during, and after a natural disaster, hostile attack, technological incident or other emergency; and,

WHEREAS, This Support EOP is to be used in concurrence with Oakland County's Emergency Operations Plan as it is a supporting document; and,

WHEREAS, The Support EOP will be maintained in accordance with the current standards of the Oakland County Emergency Operations Plan. Review of this plan shall be accomplished every four years;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council hereby ADOPTS this Support Emergency Operations Plan, in support to the Oakland County Emergency Operations Plan.

**J.10. Stormwater Management Operations and Maintenance Agreement, Warrior Baseball Complex, LLC, Sidwell #88-20-32-126-031, 032 & 033**

Suggested Resolution
Resolution #2025-11-

BE IT RESOLVED, That Troy City Council hereby **APPROVES** a Stormwater Management Operations and Maintenance Agreement between Warriors Baseball Complex, LLC, and the City of Troy outlining a plan to install, maintain and operate the private stormwater detention facilities on the properties owned by Warriors Baseball Complex, LLC, and identified by Sidwell #88-20-32-126-031, -032 & -033.

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

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.11. Request for Recognition as a Nonprofit Organization from Filipino American Sports Teams of Detroit Recreation Inc.**

Suggested Resolution
Resolution #2025-11-

RESOLVED, That Troy City Council hereby **APPROVES** the request from Filipino American Sports Teams of Detroit Recreation Inc., asking that they be recognized as a nonprofit organization

operating in the community for the purpose of obtaining a charitable gaming license as recommended by City Management.

## K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

**K.1. Announcement of Public Hearings:**

**K.1.a. ANNOUNCE PUBLIC HEARING (DECEMBER 1, 2025) – CONDITIONAL REZONING – (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, From NN (Neighborhood Node "Q") & R-1B (One Family Residential) Zoning Districts to RT (One Family Attached) Zoning District.**

**K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**

## L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

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

## N. COUNCIL REFERRALS:

**N.1. No Council Referrals Submitted**

## O. REPORTS:

**O.1. Minutes – Boards and Committees:**

**O.1.a. Joint Local Development Finance Authority Troy Subcommittee Regular Meeting Minutes-Final- April 21, 2025**

**O.1.b. Civil Service Commission (Act 78)-Final - August 25, 2025**

**O.1.c. Election Commission-Final - September 5, 2025**

**O.1.d. Building Code Board of Appeals Meeting Minutes-October 1, 2025**

**O.2. Department Reports:**

**O.2.a. Chapter 14A Elected and Appointed Officials Ethics Ordinance for City Council Review**

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

**O.3.a. Letter of Appreciation from Springfield Charter Township to Mayor Ethan Baker and the City of Troy**

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

## P. COUNCIL COMMENTS:

**P.1. No Council Comments**

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

## R. CLOSED SESSION

**R.1. Closed Session**

## S. ADJOURNMENT

Submitted By
The City Manager



Frank Nastasi
City Manager

## 2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

## 2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

| | |
|---|---|
| **December 1, 2025** | **Regular Meeting** |
| **December 15, 2025** | **Regular Meeting** |

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM COVER SHEET

**C.2.**

**Agenda Item**:

C.2. Fiscal Year 2025 Audit Presentation

a. Independent Auditor's Communication with Those Charged with Governance 2025
b. Single Audit Report 2025
c. Financial Audit Report 2025

ATTACHMENT(S): Independent Auditor's Communication with Those Charged with Governance 2025, Single Audit Report 2025, Financial Audit Report 2025

DRAFT

To the Honorable Mayor, City Council and Management
City of Troy
Troy, Michigan

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Troy (the City) as of and for the year ended June 30, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards* and the Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you dated April 24, 2025. Professional standards also require that we communicate to you the following information related to our audit.

We discussed these matters with various personnel in the City during the audit including management. We would also be pleased to meet with you to discuss these matters at your convenience.

**Significant Audit Matters**

**Qualitative Aspects of Accounting Practices**

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in the footnotes of the financial statements. The City has adopted the following Governmental Accounting Standards Board Statements effective July 1, 2024:

- Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

- Statement No. 102, *Certain Risk Disclosures*, requires governments to provide users of the financial statements with essential information about risks related to the government's vulnerabilities due to certain concentrations or constraints.

We noted no transactions entered into by the City during the year for which there is lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City's financial statements were:

- The useful lives of its capital assets. Useful lives are estimated based on the expected length of time during which the asset is able to deliver a given level of service.

- Right to use assets and lease liabilities. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.

- Net pension liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.

- Net other postemployment benefits (OPEB) liability, and related deferred outflows of resources and deferred inflows of resources. The estimate is based on an actuarial report.

- Fire incentive program payout. Management's estimate of the accrued fire incentive program payout is based on current hourly rates and policies regarding payment of longevity.

- Compensated absences. Management's estimate is based pay rates in effect at the end of the reporting period and the likelihood that employees will use or be paid out for earned time.

- Leases receivable and the related deferred inflows of resources. The estimate is based on management's assessment of the likelihood of exercising renewal options and utilizing interest and discount rates.

We evaluated the key factors and assumptions used to develop these estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Disclosures in the financial statements are neutral, consistent and clear.

Auditors are required to use professional judgment to identify areas of the audit that have a significant risk of material misstatement and perform special audit consideration in those areas. Within our audit, we focused additional consideration on the following areas:

- Improper revenue recognition
- Management override of controls

**Accounting Standards and Regulatory Updates**

The Governmental Accounting Standards Board has released additional Statements. Details regarding these Statements are described in the footnotes of the financial statements.

**Difficulties Encountered in Performing the Audit**

We encountered no significant difficulties in dealing with management in performing and completing our audit.

**Corrected and Uncorrected Misstatements**

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial and communicate them to the appropriate level of management. Management has corrected all such misstatements except as discussed below.

In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Management has determined that the effects of the uncorrected misstatements summarized below are immaterial both individually and in the aggregate, to the financial statements taken as a whole. The uncorrected misstatements or the matters underlying them could potentially cause future period financial statements to be materially misstated, even though, in our judgment, such uncorrected misstatements are immaterial to the financial statements under audit.

DRAFT

| Description | Governmental Activities Over (Under) Stated: Total Expenses | Governmental Activities Over (Under) Stated: Total Beginning Net Position |
|---|---|---|
| Restatement of beginning compensated absences due to implementation of GASB 101 | $ 1,167,965 | $ 1,167,965 |

| Description | Aggregate Remaining Funds Over (Under) Stated: Total Expenses | Aggregate Remaining Funds Over (Under) Stated: Total Beginning Fund Balance |
|---|---|---|
| Restatement of beginning compensated absences due to implementation of GASB 101 | $ 1,167,965 | $ 1,167,965 |

**Disagreements with Management**

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

**Management Representations**

We have requested certain representations from management that are included in the management representation letter dated as of the date of the audit report.

**Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

**Other Audit Findings or Issues**

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

**Other Reports**

Other information that is required to be reported to you is included in the: Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance For Each Major Federal Program; Independent Auditors' Report on Internal Control Over Compliance; Independent Auditors' Report on Schedule of Expenditures of Federal Awards Required by the Uniform Grant Guidance; and the Schedule of Findings and Questioned Costs. Please read all information included in those reports to ensure you are aware of relevant information.

DRAFT

**Report on Required Supplementary Information**

We applied certain limited procedures to management's discussion and analysis and the remaining required supplementary information (RSI) as described in the table of contents of the financial statements that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

**Report on Other Supplementary Information**

We were engaged to report on other supplementary information as described in the table of contents of the financial statements, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

**Annual Comprehensive Financial Report**

The City's audited financial statements are included in their annual comprehensive financial report. Our responsibility for the other information contained in the annual comprehensive financial report does not extend beyond the financial information identified in our audit report. We do not have an obligation to perform any procedures to corroborate the other information contained in the introductory section and statistical section. However, we read the other information and considered whether such information, or the manner of its presentation, was materially inconsistent with information, or the manner of its presentation, appearing in the financial statements. Nothing came to our attention that caused us to believe that such information, or its manner of presentation, was materially inconsistent with the information, or manner of its presentation, appearing in the financial statements.

**Restriction on Use**

This information is intended solely for the information and use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Yeo & Yeo, P.C.

Troy, Michigan

DRAFT

# City of Troy, Michigan

## Single Audit

## June 30, 2025

DRAFT

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DRAFT

# Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With *Government Auditing Standards*

## Independent Auditors' Report

To the Honorable Mayor, City Council and Management of the City of Troy, Michigan
City of Troy, Michigan

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Troy, Michigan (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated DRAFT.

### Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

DRAFT

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Yeo & Yeo, P.C.

Troy, Michigan
DRAFT

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# Report on Compliance for Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

## Independent Auditors' Report

To the Honorable Mayor, City Council and Management of the City of Troy, Michigan
City of Troy, Michigan

### Report on Compliance for Each Major Federal Program

### Opinion on Each Major Federal Program

We have audited the City of Troy, Michigan's (the City's) compliance with the types of compliance requirements identified as subject to audit in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2025. The City's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2025.

### Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 *U.S. Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

### Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or agreements applicable to the City's federal programs.

DRAFT

**Auditors' Responsibilities for the Audit of Compliance**

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

**Report on Internal Control over Compliance**

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

DRAFT

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

**Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated DRAFT, which contained unmodified opinions on those financial statements. Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

Yeo & Yeo, P.C.

Troy, Michigan
DRAFT

DRAFT

# City of Troy, Michigan
## Schedule of Expenditures of Federal Awards
## For the Year Ended June 30, 2025

| | Assistance Listing Number | Federal or Pass-Through Grant Number | Federal Expenditures |
|---|---|---|---|
| **U.S. Department of Housing and Urban Development** | | | |
| Passed through Oakland County | | | |
| CDBG Entitlement Grants Cluster | | | |
| CDBG Entitlement Grant | 14.218 | 172160-732170 | $ 28,494 |
| CDBG Entitlement Grant | 14.218 | 172170-731619 | 630,749 |
| Total CDBG Entitlement Grants Cluster | | | 659,243 |
| Economic Development Initiative, Community Project Funding and Misc. Grants | 14.251 | B-23-CP-MI-0830 | 1,106,565 |
| Economic Development Initiative, Community Project Funding and Misc. Grants | 14.251 | B-24-CP-MI-1177 | 500,000 |
| Total Economic Development Initiative, Community Project Funding and Misc. Grants | | | 1,606,565 |
| Total U.S. Department of Housing and Urban Development | | | 2,265,808 |
| **U.S. Department of Justice** | | | |
| Bulletproof Vest Partnership Program | 16.607 | N/A | 12,955 |
| Passed through Michigan State Police | | | |
| Emergency Law Enforcement Assistance Grant | 16.824 | 15PBJA-24-GG-01925-EFLE | 2,395 |
| Equitable Sharing Program | 16.922 | N/A | 51,638 |
| Total U.S. Department of Justice | | | 66,988 |
| **U.S. Department of Transportation** | | | |
| Passed through Michigan Department of Transportation | | | |
| Highway Planning and Construction | 20.205 | 22A0009 / 23A0062 | 2,263,239 |
| **U.S. Department of Treasury** | | | |
| Passed through Oakland Livingston Human Service Agency | | | |
| COVID-19 Coronavirus State and Local Fiscal Recovery Funds - Oakland Senior Chore Program | 21.027 | SLFRP2640 | 35,074 |
| Passed through Oakland County | | | |
| COVID-19 Coronavirus State and Local Fiscal Recovery Funds | 21.027 | 1505-0271 | 219,094 |
| COVID-19 Coronavirus State and Local Fiscal Recovery Funds | 21.027 | 1505-0271 | 60,973 |
| Total COVID-19 Coronavirus State and Local Fiscal Recovery Funds | | | 315,141 |
| **Environmental Protection Agency** | | | |
| Geographic Programs - Great Lakes Restoration Initiative | 66.469 | GL - 00E03520 | 65,831 |
| **U.S. Office of National Drug Control Policy** | | | |
| Passed through Oakland County | | | |
| High Intensity Drug Trafficking Areas Program | 95.001 | N/A | 6,000 |
| **U.S. Department of Homeland Security** | | | |
| Passed through Michigan State Police | | | |
| FEMA- Emergency Protective Measures | 97.036 | 4494DR-MI | 139,477 |
| Passed through Oakland County | | | |
| Homeland Security Grant Program | 97.067 | N/A | 11,046 |
| Total U.S. Department of Homeland Security | | | 150,523 |
| **Total Expenditures of Federal Awards** | | | $ 5,133,530 |

DRAFT

See Accompanying Notes to the Schedule of Expenditures of Federal Awards

## Note 1 - Basis of Presentation

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the City of Troy, Michigan (the City) under programs of the federal government for the year ended June 30, 2025. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in financial position, or cash flows of the City.

## Note 2 - Summary of Significant Accounting Policies

### Expenditures

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, where certain types of expenditures are not allowable or are limited as to reimbursement.

### Indirect Cost Rate

The City has elected to use the 10 percent de minimis indirect cost rate as allowed under the Uniform Guidance.

## Note 3 - Reconciliation to the Financial Statements

| | | |
|---|---|---|
| Federal revenue per the financial statements | | |
| Governmental funds | $ | 5,081,892 |
| Forfeiture expenditures not included in revenue | | 51,638 |
| Total expenditures of federal awards per the Schedule | $ | 5,133,530 |

## Note 4 - Subrecipients

No amounts were provided to subrecipients.

DRAFT

## Section I – Summary of Auditors' Results

*Financial Statements*

Type of report the auditor issued on whether the financial statements were prepared in accordance with Generally Accepted Accounting Principles: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified? _____ yes __X__ no
- Significant deficiency(ies) identified? _____ yes __X__ none reported

Noncompliance material to financial statements noted? _____ yes __X__ no

*Federal Awards*

Internal control over major federal programs:

- Material weakness(es) identified? _____ yes __X__ no
- Significant deficiency(ies) identified? _____ yes __X__ none reported

Type of auditors' report issued on compliance for major federal programs: Unmodified

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ yes __X__ no

Identification of major federal programs:

| *Assistance Listing Number(s)* | *Name of Federal Program or Cluster* |
|---|---|
| 14.251 | Economic Development Initiative, Community Project Funding and Misc. Grants |
| 20.205 | Highway Planning and Construction Cluster |

Dollar threshold used to distinguish between type A and type B programs: $ 750,000

Auditee qualified as low-risk auditee? __X__ yes _____ no

DRAFT

**Section II – *Government Auditing Standards* Findings**

There were no *Government Auditing Standards* findings for the year ended June 30, 2025.

**Section III – Federal Award Findings**

There were no findings or questioned costs for Federal Awards for the year ended June 30, 2025.

DRAFT

## Section IV – Prior Audit Findings

### *Government Auditing Standards* Findings

There were no *Government Auditing Standards* findings for the year ended June 30, 2024.

### Federal Award Findings

There were no findings or questioned costs for Federal Awards for the year ended June 30, 2024.

DRAFT



CITY OF TROY, MICHIGAN

# ANNUAL COMPREHENSIVE FINANCIAL REPORT

## FOR THE FISCAL YEAR ENDED JUNE 30, 2025






# City of Troy, Michigan

**Annual Comprehensive Financial Report**

**Year Ended June 30, 2025**

## City Council

| | |
|---|---|
| **Mayor** | **Ethan Baker** |
| **Mayor Pro Tem** | **Mark Gunn** |
| **Council Members** | **Rebecca Chamberlain-Creanga** |
| | **Theresa Brooks** |
| | **Hirak Chanda** |
| | **David Hamilton** |
| | **Ellen Hodorek** |

## Prepared by:

## The Department of Financial Services

## City of Troy, Michigan

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# INTRODUCTORY SECTION

October 31, 2025

**Dear Honorable Mayor, City Council Members and Residents:**

The *Annual Comprehensive Financial Report* (ACFR) for the City of Troy, Michigan for the year ended June 30, 2025 is hereby submitted. The report represents a comprehensive and detailed picture of our financial transactions during fiscal year 2024/25 and the financial condition of the various funds as of fiscal year end. This report was prepared by a team comprised of executive members, financial staff, and department leaders of the City. Troy's staff is responsible for the accuracy of data and completeness and fairness of the presentation, including all disclosures.

A *Management's Discussion and Analysis Report* (MD&A), as well as entity-wide, full accrual financial statements are included in the front of the financial statement section. The fund statements are presented under the "Major/Nonmajor Fund" concept. Reconciliation between the two presentations is included and the note disclosures have been expanded to provide appropriate information on both the entity-wide and fund financial statements.

The information presented is accurate in all material respects. Financial data presented is designed to provide the reader with information to assist in determining both the long-term fiscal health of the City of Troy and the City of Troy's ability to meet obligations on a short-term basis.

As required by Generally Accepted Accounting Principles (GAAP), these financial statements present the City of Troy and related component units. The individual component units are included in the City of Troy's reporting entity because of the significance of their operational or financial relationships with the City of Troy.

The financial reporting entity includes all of the primary government (the City of Troy as legally defined). The criteria used in determining the reporting entity are consistent with current GAAP guidelines. Based on these criteria, the various funds of the City are shown in the table of contents and are included in this report. We have addressed all component units.

The City of Troy was incorporated in 1955 and has always operated under the Council-Manager form of government. The Mayor and six members of the City Council are elected to staggered four-year terms.

The City Manager is appointed by a majority vote of the City Council and is responsible for all administrative functions. The City provides a full range of municipal services, including police, fire, water distribution, wastewater collection, street maintenance, public improvements, planning, zoning, recreation and general administration.

## ECONOMIC OUTLOOK AND CONDITION

The economic condition of the City of Troy remains strong and the City continues to show steady improvement. Because of our efficient budgeting practices and process of obtaining grant funding from the Federal Government, we have been able to maintain our financial stability.

The City experienced growth in net taxable value for fiscal year 2025 at 6.5% and was comprised of growth in residential properties of 7.5%, and growth in both commercial properties (5.0%) and industrial properties (8.4%). The assessed value of property increased by 8.4% for fiscal year 2025. The assessed value is now 33.6% greater than the net taxable value. For Michigan cities, Troy ranked fourth for the largest assessed values in the state.

The City adopts a three- year budget that is nationally recognized. Our approach to funding major capital projects is to accumulate funds over a number of years to avoid the issuance of debt. The City has adopted a policy to maintain our unassigned fund balance of the general fund at a minimum 20% to 30% of general fund expenditures & transfers. Actual results outside these parameters requires a financial plan proposed by the city manager**.**

**New Business**
Listed below are some of the new businesses and/or expansions to Troy that happened over the last 12 months.

- Lindsey Center 2690 Crooks Road
- Forum Flats 295 Kirts Blvd
- Village of Troy Long Lake west of Rochester
- Hyatt Place Hotel 801 West Big Beaver

**Business Retention**

Business retention is the cornerstone of most economic development programs. Retention of your existing business base ensures that your tax and employment base will remain healthy. Troy will continue to call on businesses in the manufacturing, information services, medical, research/development and technical sectors. The purpose of this calling program is to provide Troy businesses with the following information:

- Workforce Assistance
- Site Selection
- Loan Programs
- Grant Programs
- Site Plan Information
- Permitting Information
- Grand-Opening Assistance

Each business retention call is different so no set formula on what type of assistance is needed. The purpose is to inform the business about what assistance is available so they can contact me at the appropriate time.

It's a team approach to this retention strategy so they City works with the State of Michigan and Oakland County when calling on Troy businesses because each level of government has something to offer.

The below are a few of the firms recently visited:

- Nayan
- ISM
- Hextra

**Troy's TIF Boards**
The economic development team participated in Board/Project meetings that promoted investment and job creation within the **DDA, BRA and LDFA**. The Brownfield pipeline for future projects includes the prior K-Mart site (Somerset West) and several other potential projects. It is estimated that the Somerset West project may have a potential value of $250 million.

## FINANCIAL INFORMATION

Management of the City is responsible for establishing and maintaining internal controls designed to ensure that the assets of the City are protected from loss, theft, or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal controls are designed to provide reasonable, but not absolute, assurance that these objectives are met.

The concept of reasonable assurance recognizes that: 1) The cost of a control should not exceed the benefits likely to be derived; and 2) The valuation of costs and benefits requires estimates and judgments by management.

### Budgeting Controls

The object of budgetary controls is to ensure compliance with legal provisions embodied in the annual appropriated budget approved by the City Council.

Activities of the general and special revenue funds are included in the annual appropriated budget. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) are established at the activity level.

### General Government Functions

Generally accepted accounting standards require that management provide a narrative introduction, overview and analysis to accompany these basic financial statements in the form of the MD&A.

This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Troy's MD&A can be found immediately following the Independent Auditors' Report.

### Tax Rate Limitations

The City Charter provides tax rate limitations for general operations. In addition, the City of Troy may levy taxes in excess of the Charter limitation for refuse collection, library operations and debt service.

| Purpose | Authority | Original Rate Per $1,000 of Taxable Value |
|---|---|---|
| General operating | City Charter | $8.10 |
| Refuse collection and disposal | Act 298, P.A. of Michigan 1917 as Amended<br>Article IX, Section 56 of Michigan Constitution | $3.00 |
| Library operations | Voter approved - 10 years | $1.10 |
| Debt service * | City Charter | Amount necessary for debt payment |

*The debt service millage was not levied since fiscal year 2022 as the debt in which it was levied for was paid off in fiscal year 2021.

### Long-Term Financial Planning

Unassigned fund balance for the General Fund at year end was $34.3 million or 50.3% of total general fund expenditures, including transfers to other funds. This is above the general fund unassigned fund balance policy of 20%-30% of annual general fund expenditures.

The City's policy in restoring unassigned general fund balance to target levels includes using surplus unassigned fund balance for one-time purchases. The City maintains a 5-year capital improvement program. Typically, specific projects are identified and funded through transfers from the general fund to the capital projects fund for these projects during our budget process.

## OTHER INFORMATION

### Independent Audit

The City Charter and State statutes require an annual audit of all accounts of the City by certified public accountants. The accounting firm of Yeo & Yeo, was selected by the City Council. The City received an "unmodified opinion" from Yeo & Yeo, which is the best opinion that an organization can receive on its financial statements. It indicates that the auditor's examination has disclosed no conditions that cause them to believe that the financial statements are not fairly stated in all material respects.

### Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Troy, Michigan for its ACFR for the fiscal year ended June 30, 2024.

This was the twenty eighth consecutive year that the City has achieved this prestigious award. In order to be awarded a certificate, the ACFR must satisfy both generally accepted accounting principles and applicable legal requirements.

A certificate of achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The City has also received the GFOA Award for Distinguished Budget Presentation of the City's three-year budget.

### Acknowledgements

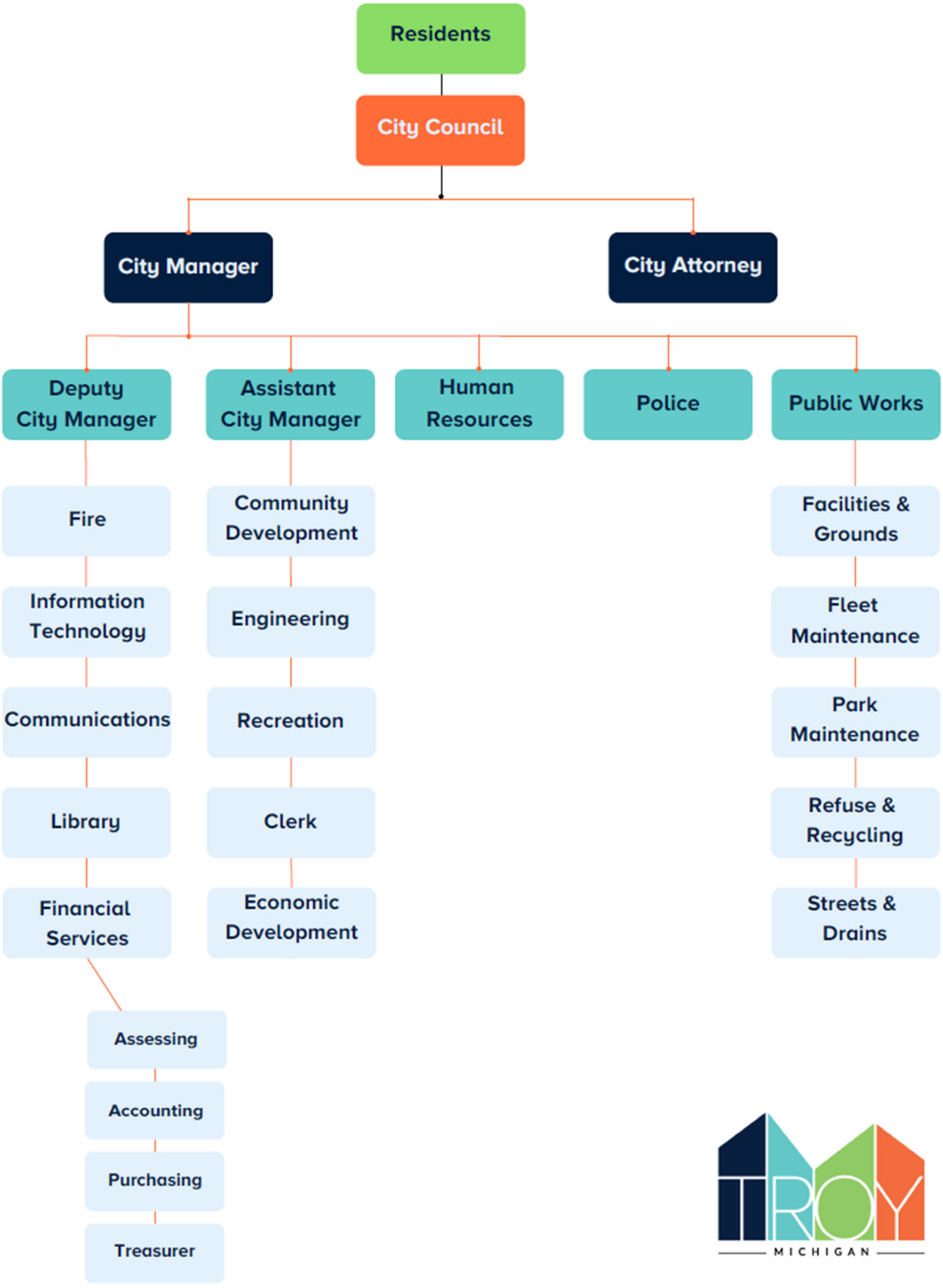
The timely preparation of the ACFR was made possible by the dedicated service of the entire staff of the Finance Department. Each member of the department has our sincere appreciation for the contributions made in preparation of this report.



Frank Nastasi
City Manager



Robert C. Maleszyk
Chief Financial Officer


Residents
City Council
City Manager
City Attorney
Deputy City Manager
Assistant City Manager
Human Resources
Police
Public Works
Fire
Information Technology
Communications
Library
Financial Services
Assessing
Accounting
Purchasing
Treasurer
Community Development
Engineering
Recreation
Clerk
Economic Development
Facilities & Grounds
Fleet Maintenance
Park Maintenance
Refuse & Recycling
Streets & Drains

Government Finance Officers Association

# Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of Troy**
**Michigan**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2024

Christopher P. Morrill

Executive Director/CEO

# City of Troy, Michigan
## Principal Officials
## June 30, 2025

| | |
|---|---|
| City Manager | Frank Nastasi |
| City Attorney | Lori Grigg Bluhm |
| Deputy City Manager | Robert Bruner |
| Assistant City Manager | Chris Wilson |
| Chief Financial Officer | Robert Maleszyk |
| Controller | Kyle Vieth |
| City Assessor | Kelly Timm |
| City Clerk | Aileen Dickson |
| City Engineer | Scott Finlay |
| City Treasurer | Renee Hazen |
| Communications Director | Courtney Flynn |
| Community Development Director | Brent Savidant |
| Fire Chief | Peter Hullinger |
| Human Resources Director | Jeanette Menig |
| Information Technology Director | Alex Bellak |
| Library Director | Emily Dumas |
| Recreation Director | Brian Goul |
| Police Chief | Josh Jones |
| Public Works Director | Kurt Bovensiep |
| Purchasing Manager | Emily Frontera |
| Facilities and Grounds Manager | Dennis Trantham |
| Fleet Operations Manager | Brian Varney |
| Streets and Drains Operations Manager | Mike Verstraete |
| Water and Sewer Operations Manager | Jason Schmidt |

# City of Troy, Michigan
## Fund Organization Chart
## June 30, 2025

## Governmental Funds

- **General Fund ***

**Special Revenue Funds**
- Major Street
- Local Street
- Refuse
- Transit Center
- Drug Forfeiture
- Library
- Community Development Block Grant

**Debt Service Fund**
- Series 2013 & 2020 *

- **Capital Projects Fund ***

**Permanent Fund**
- Cemetery Perpetual Care

## Proprietary Funds

**Enterprise Funds**
- Water *
- Sanitary Sewer *
- Sanctuary Lake Golf Course *
- Sylvan Lake Golf Course
- Aquatic Center

**Internal Service Funds**
- Compensated Absences
- Unemployment Compensation
- Custodial Services
- Information Technology
- Motor Equipment
- Workers' Compensation

## Fiduciary Funds

**Pension and OPEB Trust**
- Employee Retirement System
- Retiree Health Care Trust

**Custodial Fund**
- Tax Collection

## Component Units

- Downtown Development Authority
- Local Development Financing Authority
- Brownfield Redevelopment Authority

* Major funds under GASB No. 34

# FINANCIAL SECTION

# Independent Auditors' Report

To the Honorable Mayor, City Council and Management
City of Troy, Michigan

## Report on the Audit of the Financial Statements

### Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Troy, Michigan (the City), as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof, and the budgetary comparison statement for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

### Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

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

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the pension and OPEB schedules, as identified in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The other supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States

of America by us. In our opinion, based on our audit, the other supplementary information, as identified in the table of contents, is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

**Other Information**

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

**Other Reporting Required by *Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated October 31, 2025, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Yeo & Yeo, P.C.

Troy, Michigan
October 31, 2025

# MANAGEMENT'S DISCUSSION & ANALYSIS

As management of the City of Troy, Michigan (the "City"), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found as listed in the table of contents of this report.

**Financial Highlights**

| | |
|---|---|
| • Total net position | $548,649,877 |
| • Change in total net position | 27,111,456 |
| • Fund balances, governmental funds | 79,144,590 |
| • Change in fund balances, governmental funds | 13,606,203 |
| • Unassigned fund balance, general fund | 34,331,985 |
| • Change in fund balance, general fund | 10,711,354 |
| • Installment debt outstanding | 10,875,286 |
| • Change in installment debt | (1,554,113) |

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements, which comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements.

**Government-wide Financial Statements**. The government-wide financial statements are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business.

The *statement of net position* presents information on all of the City assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues *(governmental activities)* or from other functions that are intended to recover all or a significant portion of their costs through user fees and charges *(business-type activities).* The governmental activities of the City include general government, public safety, public works, sanitation, community and economic development, and recreation and culture. The business-type activities of the City include water and sewer services, the aquatic center and golf courses.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the legally separate entities of the *Downtown Development Authority, Local Development Financing Authority and the Brownfield Redevelopment Authority* for which the City is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government itself.

**Fund Financial Statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

**Governmental Funds**. *Governmental funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Following both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures and changes in fund balances are reconciliations to facilitate this comparison between *governmental funds and governmental activities.*

Information for each of the City's individual governmental funds is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund, debt service series 2013 & 2020 fund, and capital projects fund, which are considered to be the City's major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City adopts an annual appropriated budget for its general and special revenue funds. Budgetary comparisons statements or schedules have been provided herein to demonstrate compliance with those budgets.

**Proprietary Funds.** The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its water, sanitary sewer, golf courses (Sanctuary Lake and Sylvan Glen), and aquatic center operations. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses an internal service fund to account for its compensated absences, unemployment compensation, custodial services, information technology, motor equipment, and workers' compensation functions. Because these services predominately benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide information for the water, sanitary sewer, and Sanctuary Lake golf course funds, which are considered to be major funds of the City as well as the aggregate of the nonmajor enterprise funds.

**Fiduciary Funds.** Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

**Notes to the Financial Statements.** The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

*Other Information*. In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information. Required supplementary information includes this management's discussion and analysis and the schedules for the City's pension and other postemployment benefits plans.

The *combining statements* referred to earlier in connection with nonmajor governmental funds are presented immediately following the required supplementary information.

## Government-wide Financial Analysis

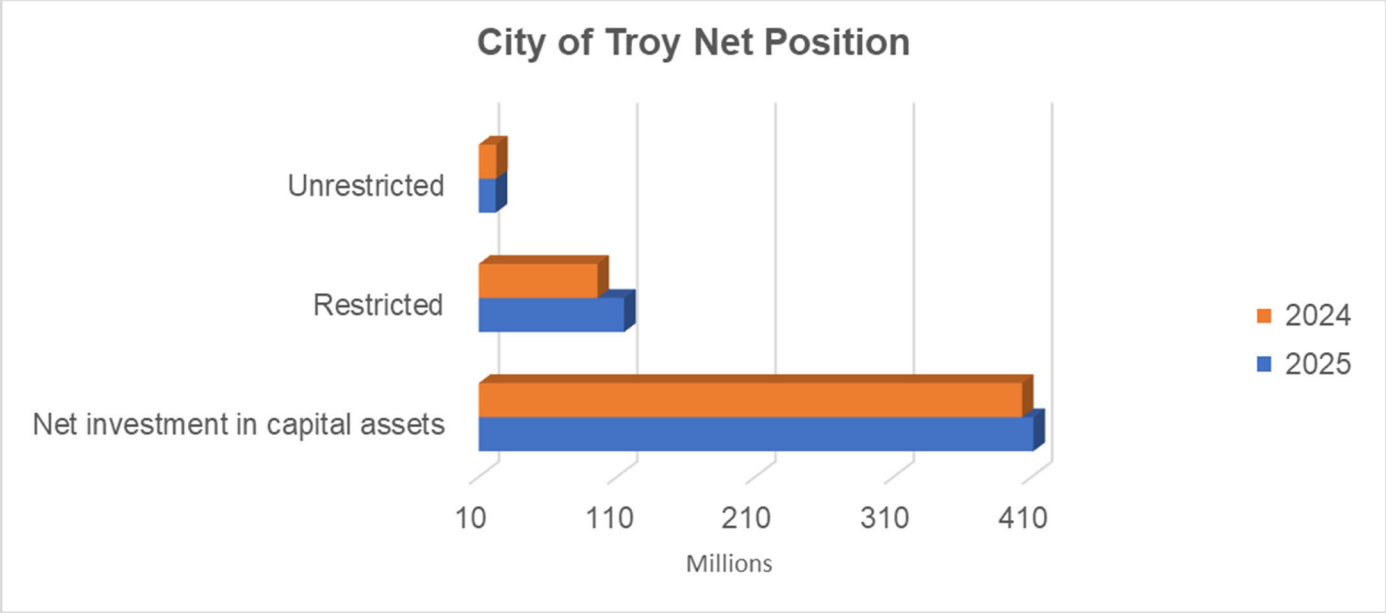
The City's combined net position increased $27.1 million over the course of the fiscal year to a total of $548.6 million. Net position of governmental activities increased $28.2 million or 7.8%, and business-type activities decreased $1.1 million or 0.7%. Explanations for those changes are described below under the governmental activities and business-type activities sections of this Management's Discussion and Analysis.

| | Net Position | | | | | |
|---|---|---|---|---|---|---|
| | Governmental Activities | | Business-type Activities | | Total | |
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| **Assets** | | | | | | |
| Current and other assets | $ 202,807,387 | $ 171,983,315 | $ 17,804,794 | $ 15,300,479 | $ 220,612,181 | $ 187,283,794 |
| Capital assets, net | 263,195,449 | 253,704,383 | 151,358,028 | 153,768,759 | 414,553,477 | 407,473,142 |
| | 466,002,836 | 425,687,698 | 169,162,822 | 169,069,238 | 635,165,658 | 594,756,936 |
| Deferred outflows of resources | 65,668 | 72,965 | 174,455 | 232,606 | 240,123 | 305,571 |
| **Liabilities** | | | | | | |
| Long-term debt | 26,593,378 | 22,206,658 | 3,479,799 | 3,549,301 | 30,073,177 | 25,755,959 |
| Other liabilities | 28,074,183 | 31,290,253 | 7,306,471 | 7,062,465 | 35,380,654 | 38,352,718 |
| | 54,667,561 | 53,496,911 | 10,786,270 | 10,611,766 | 65,453,831 | 64,108,677 |
| **Deferred inflows of resources** | 19,703,896 | 8,805,271 | 1,598,177 | 610,138 | 21,302,073 | 9,415,409 |
| **Net position** | | | | | | |
| Net investment in capital assets | 263,130,761 | 252,967,933 | 148,052,684 | 149,982,907 | 411,183,445 | 402,950,840 |
| Restricted | 111,886,480 | 93,319,004 | 3,281,268 | 2,590,963 | 115,167,748 | 95,909,967 |
| Unrestricted | 16,679,806 | 17,171,544 | 5,618,878 | 5,506,070 | 22,298,684 | 22,677,614 |
| **Total net position** | $ 391,697,047 | $ 363,458,481 | $ 156,952,830 | $ 158,079,940 | $ 548,649,877 | $ 521,538,421 |

The largest portion of the City's net position (74.9%) reflects its investment in capital assets of $411.2 million (e.g., land, museum artifacts, construction in progress, infrastructure, land improvements, buildings and improvements, miscellaneous equipment, office equipment, vehicles, library books, right to use equipment, and the water and sewer system), less any related outstanding debt that was used to acquire those assets. The City uses these capital assets to provide a variety of services to its residents. Accordingly, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position of $115.2 million (21.0%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $22.3 million (4.1%) is unrestricted and may be used to meet the City's ongoing obligations to its residents and creditors.

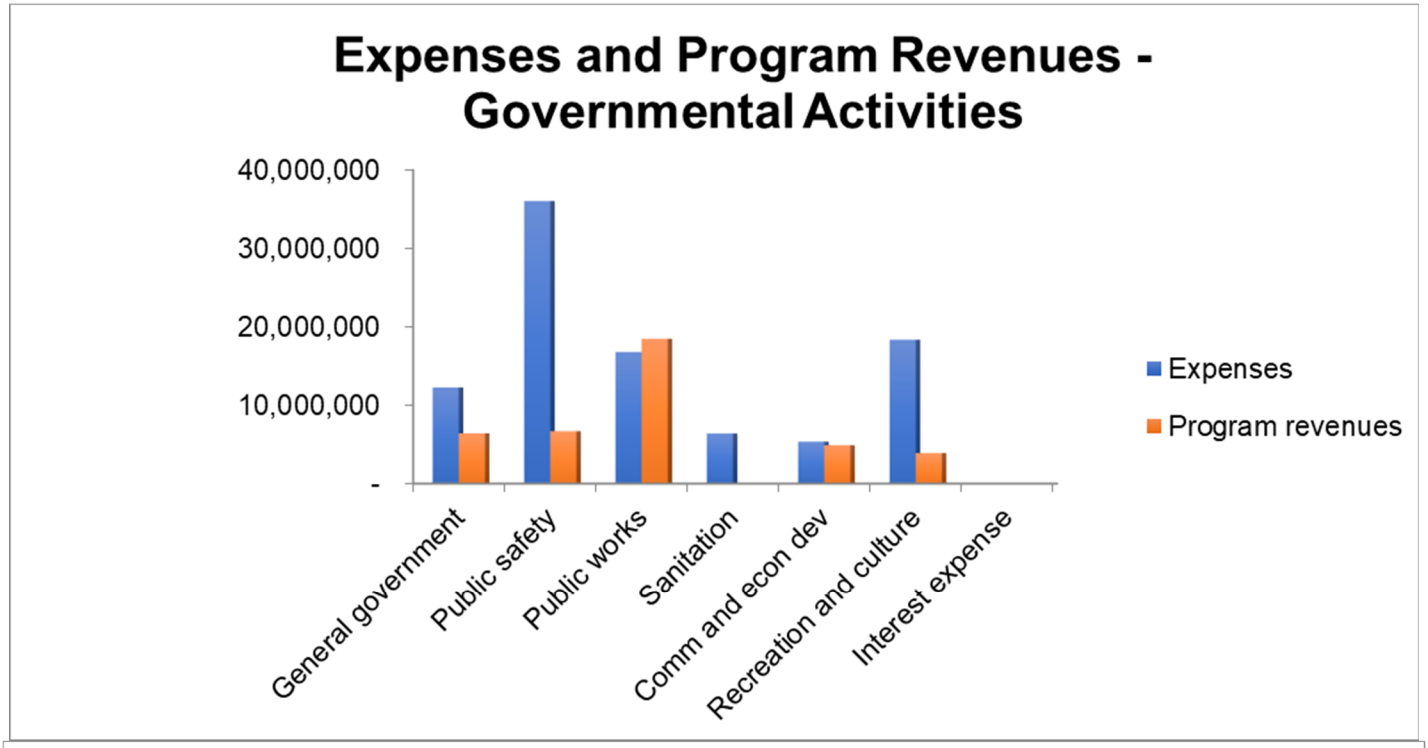
At the end of the current fiscal year, the City is able to report positive balances in all reported categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.

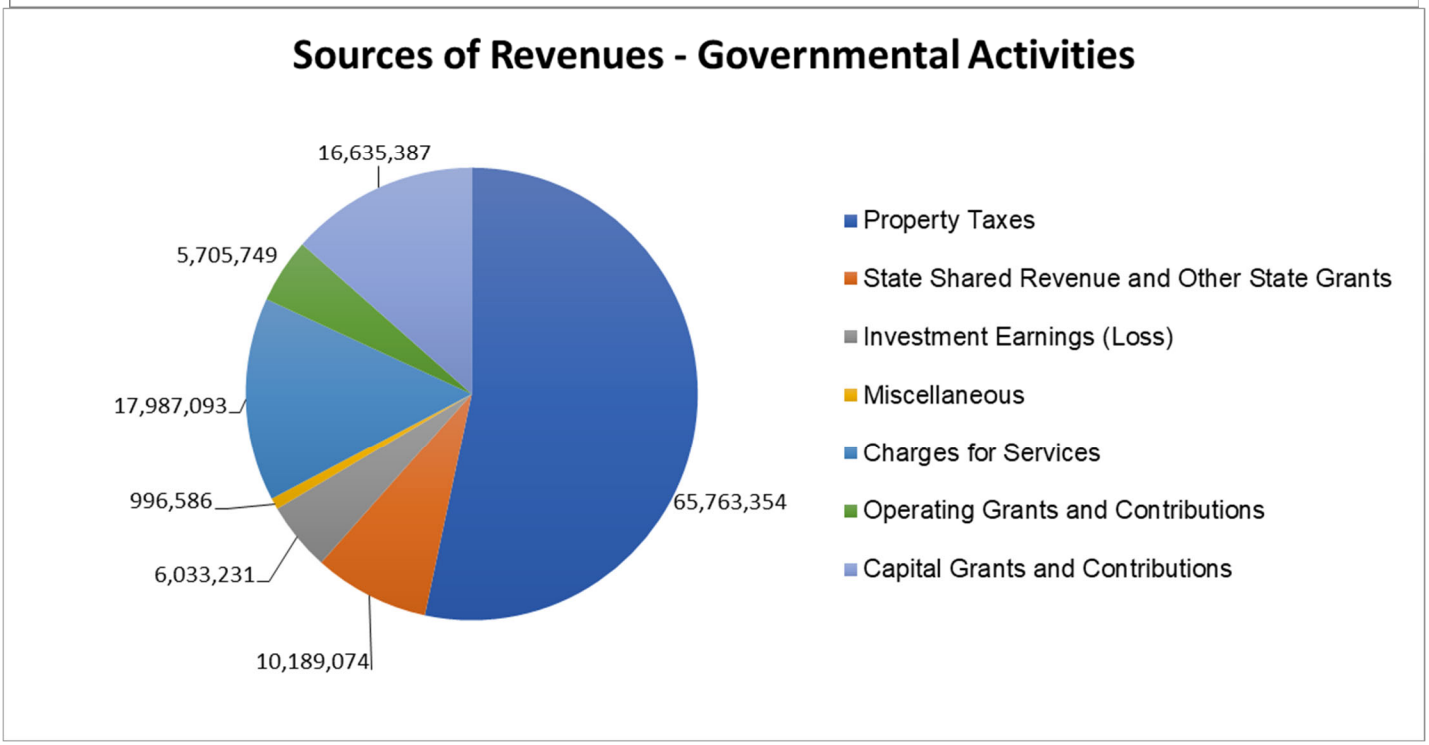



The following condensed financial information was derived from the government-wide statement of activities and reflects how the City's net position changed during the fiscal year:

| | Change in Net Position | | | | | |
|---|---|---|---|---|---|---|
| | Governmental Activities | | Business-type Activities | | Total | |
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| **Program revenues** | | | | | | |
| Charges for services | $ 17,987,093 | $ 16,668,527 | $ 43,046,054 | $ 41,079,671 | $ 61,033,147 | $ 57,748,198 |
| Operating grants and contributions | 5,705,749 | 5,122,261 | - | - | 5,705,749 | 5,122,261 |
| Capital grants and contributions | 16,635,387 | 19,101,496 | 776,506 | 391,205 | 17,411,893 | 19,492,701 |
| **General revenues** | | | | | | |
| Property taxes | 65,763,354 | 62,083,872 | - | - | 65,763,354 | 62,083,872 |
| State-shared revenues and other state grants | 10,189,074 | 10,197,668 | - | - | 10,189,074 | 10,197,668 |
| Investment earnings (loss) | 6,033,231 | 3,874,231 | 446,465 | 341,012 | 6,479,696 | 4,215,243 |
| Other revenue | 1,249,119 | 1,132,403 | 98,134 | 49,848 | 1,347,253 | 1,182,251 |
| **Total revenues** | 123,563,007 | 118,180,458 | 44,367,159 | 41,861,736 | 167,930,166 | 160,042,194 |
| **Expenses** | | | | | | |
| General government | $ 12,273,711 | $ 14,917,110 | $ - | $ - | $ 12,273,711 | $ 14,917,110 |
| Public safety | 36,031,514 | 32,035,747 | - | - | 36,031,514 | 32,035,747 |
| Public works | 16,778,432 | 20,804,742 | - | - | 16,778,432 | 20,804,742 |
| Sanitation | 6,390,986 | 6,178,716 | - | - | 6,390,986 | 6,178,716 |
| Community and economic development | 5,347,388 | 4,656,013 | - | - | 5,347,388 | 4,656,013 |
| Recreation and culture | 18,354,463 | 14,571,154 | - | - | 18,354,463 | 14,571,154 |
| Interest expense | 147,947 | 154,769 | - | - | 147,947 | 154,769 |
| Water | - | - | 24,130,186 | 24,001,713 | 24,130,186 | 24,001,713 |
| Sanitary sewer | - | - | 15,668,014 | 15,839,514 | 15,668,014 | 15,839,514 |
| Aquatic center | - | - | 924,787 | 677,316 | 924,787 | 677,316 |
| Golf courses | - | - | 4,771,282 | 4,332,648 | 4,771,282 | 4,332,648 |
| **Total expenses** | 95,324,441 | 93,318,251 | 45,494,269 | 44,851,191 | 140,818,710 | 138,169,442 |
| **Change in net position** | 28,238,566 | 24,862,207 | (1,127,110) | (2,989,455) | 27,111,456 | 21,872,752 |
| Net position, beginning of year | 363,458,481 | 338,596,274 | 158,079,940 | 161,069,395 | 521,538,421 | 499,665,669 |
| **Net position, end of year** | $ 391,697,047 | $ 363,458,481 | $ 156,952,830 | $ 158,079,940 | $ 548,649,877 | $ 521,538,421 |

**Governmental Activities.** The following chart presents revenues and expenses of governmental activities for the fiscal year:




Total governmental revenue is reported at approximately $123.6 million, an increase of $5.4 million from the prior year. The increase is primarily due to an increase in property tax revenues of $3.7 million. Property taxes increased due to the inflation factor in accordance with State law. Additionally, investment earnings increased by $2.1 million from the prior year, which is consistent with the current economic trends and positive interest rates.

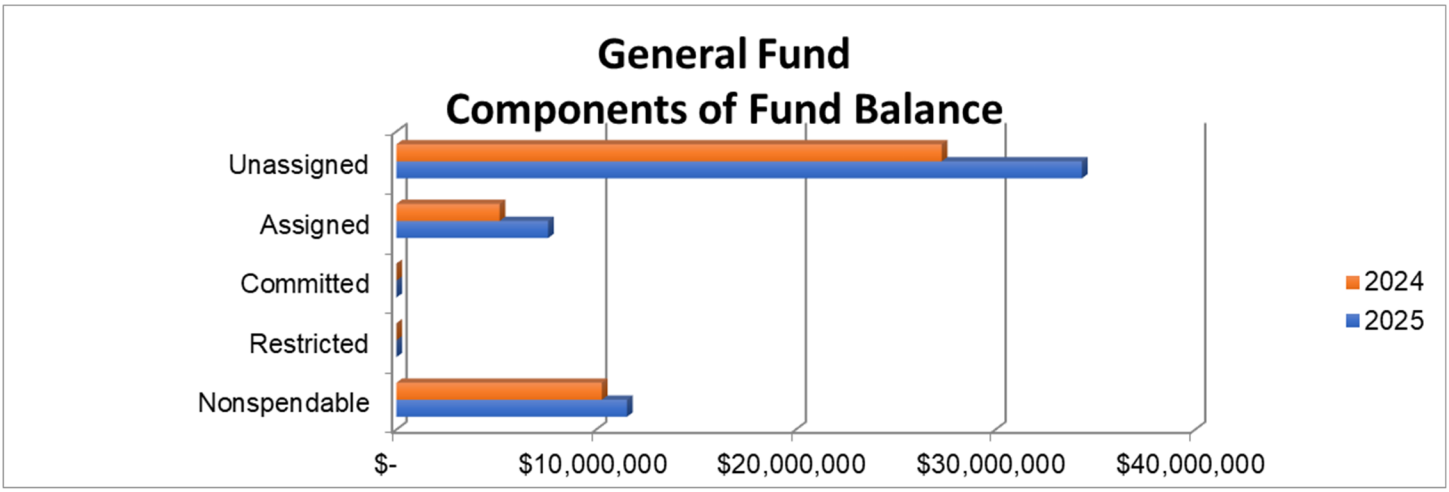
Total governmental expenses are reported at $95.3 million, an increase of $2.0 million from the prior year. The increase is primarily due to increases for normal inflation and the change in investment performance related to pension and OPEB funds. The increase was also offset by a reduction in capital expenses.

**Business-type Activities.** The City's business-type activities consist of water supply, sanitary sewer, aquatic center, and two municipal golf courses. Water and sanitary sewer services, classified as major funds, are provided to City residents through the Great Lakes Water Authority (GLWA) and Oakland County Water Resource Commission (OCWRC), respectively. The net position for business-type activities decreased by $1.1 million. This change is primarily due to increased costs of providing water and sewer services to our residents which outpaced the rate increases charged to our residents, therefore resulting in rate increases for 2026.

**Financial Analysis of the City's Governmental Funds**

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for discretionary use as they represent the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City Council or management.

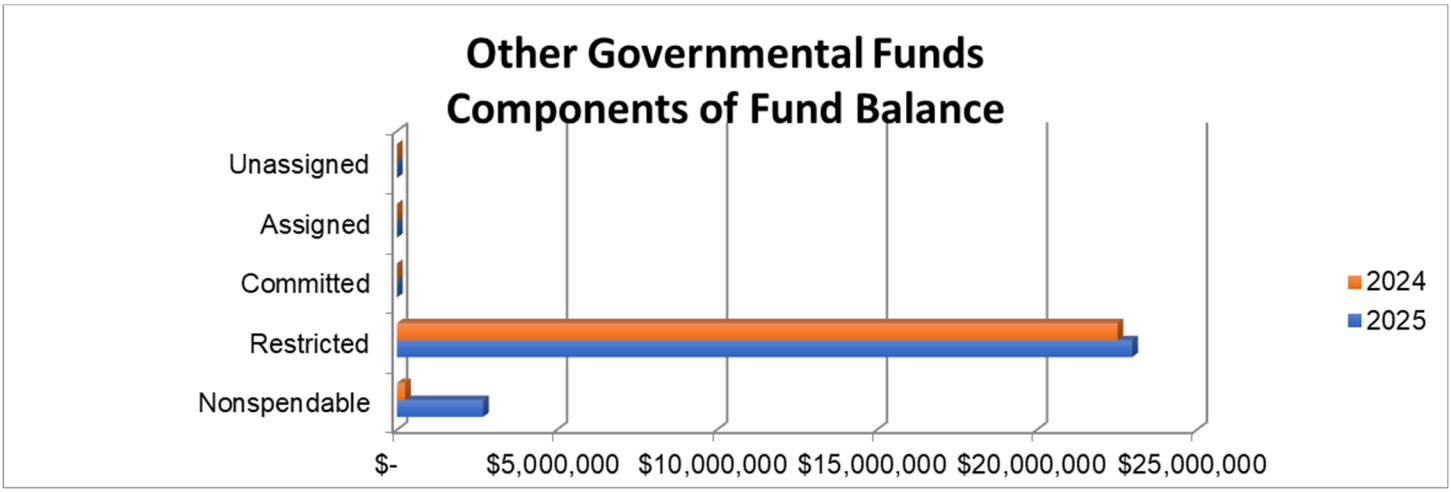
The City's governmental funds reported combined fund balances of $79.1 million, an increase of $13.6 million compared to the prior year. Approximately 43.4% of this amount ($34.3 million) constitutes *unassigned fund balance,* which is available for spending at the City's discretion. The remainder of the fund balance is either *nonspendable, restricted, committed, or assigned* to indicate that it is 1) not in spendable form, 2) legally required to be maintained intact/restricted for particular purposes, 3) committed for particular purposes, or 4) assigned for particular purposes.




The general fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the general fund was $34.3 million, while total general fund balance increased $10.7 million to $53.5 million. The general fund fund balance was budgeted to decrease by $1.6 million, however favorable results for revenues of $7.1 million and expenditures of $5.3 million resulted in a net increase of $12.3 million to the fund balance compared to budget. The general fund unassigned fund balance has a target limit of 20% to 30% of annual expenditures. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total general fund expenditures. Unassigned fund balance represents approximately 50.8% of total general fund expenditures, while total general fund balance represents approximately 79.2% of the same amount.

In the current fiscal year, revenues were approximately $10.7 million greater than total expenditures and transfers. Overall revenues increased by $6.8 million primarily due to an increase in property tax revenues of $2.6 million. Property taxes increased due to the inflation factor in accordance with State law. Additionally, there was an increase in investment gains and charges for services of $1.4 million each from the prior year. These increases are consistent with the current economic trends.

General fund expenditures (before transfers) of $67.6 million increased $4.7 million or 7.5%. The increase in general fund expenditures was primarily due to the $2.6 million increase in public safety and $0.9 million increase in recreation and culture. These increases continue to show the priorities of public safety and recreation for our community.




The Series 2013 & 2020 debt service fund, a major fund, was issued by the City to advance refund prior debt issuance of the Troy Downtown Development Authority (DDA), a discrete component unit of the City. The debt was issued by the City to mitigate the financial impact of debt burden on the DDA that was facing decreased tax capture from the district due to the 2008 recession and to take advantage of the City's AAA bond rating to receive favorable rates. Restructure of the DDA district provides funding for debt service payments that are derived through charges from the City to the DDA for reimbursement purposes. The fund maintains a zero-fund balance.

The capital projects fund, a major fund, had an increase in fund balance of $1.0 million during the current year for a total ending fund balance of $11.8 million. Major capital projects included major street improvements of $9.8 million and local street improvements of $ 3.6 million. It should be noted that the general fund contributed $0.6 million towards improvements to pickleball courts at Firefighter's Park and the library fund contributed $1.2 million towards materials, renovations, and maintenance. The major streets fund contributed $4.0 million, and the local streets fund contributed $2.0 million.

**Financial Analysis of the City's Proprietary Funds**

The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The unrestricted net position of the water fund was $4.1 million, and the sanitary sewer fund was $8.7 million at the end of the current fiscal year. The Sanctuary Lake Golf Course had an unrestricted net deficit of $11.3 million. The water fund total net position decreased by $827 thousand while the sanitary sewer fund decreased by $49 thousand, and the Sanctuary Lake Golf Course increased by $107 thousand. This change is primarily due to increased costs of providing water and sewer services to our residents which outpaced the rate increases charged to our residents.

## General Fund Budgetary Highlights

Over the course of the year, City Council amended the budget to take into account events during the year. The most significant amendments to the fund were for $625 thousand for the addition of pickleball courts at Firefighter's Park.

Actual revenues of $78.9 million were $7.1 million more than amended budget amounts. The variance was primarily due to the increase in investment earnings of $2.9 million, an increase in state shared revenue of $1.2 million, and an increase of $0.9 million in charges for services.

Actual expenditures of $68.2 million were $5.3 million under amended budget amounts. Public safety was under budget by $3.4 million and general government was under budget by approximately $1.1 million.

## Capital Assets and Debt Administration

**Capital Assets.** At June 30, 2025, the City had invested $414.6 million, net of accumulated depreciation/amortization, in a broad range of capital assets (see the table below). Additional information regarding the City's capital assets can be found in Note 5 to the financial statements.

| | Capital Assets (Net of Accumulated Depreciation/Amortization) | | | | | |
|---|---|---|---|---|---|---|
| | Governmental Activities | | Business-type Activities | | Total | |
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| Land | $ 37,815,194 | $ 37,815,194 | $ 6,738,504 | $ 6,738,504 | $ 44,553,698 | $ 44,553,698 |
| Museum artifacts | 2,082,845 | 2,082,845 | - | - | 2,082,845 | 2,082,845 |
| Construction in progress | 19,849,960 | 8,557,619 | 3,913,353 | 13,855,450 | 23,763,313 | 22,413,069 |
| Infrastructure | 125,151,366 | 130,784,506 | - | - | 125,151,366 | 130,784,506 |
| Land improvements | 19,230,758 | 15,966,287 | 4,348,569 | 4,586,162 | 23,579,327 | 20,552,449 |
| Buildings and improvements | 38,372,281 | 39,471,515 | 892,906 | 943,653 | 39,265,187 | 40,415,168 |
| Miscellaneous equipment | 5,404,243 | 5,078,583 | 2,091,624 | 1,776,046 | 7,495,867 | 6,854,629 |
| Office equipment | 321,882 | 393,025 | - | - | 321,882 | 393,025 |
| Vehicles | 13,081,532 | 11,762,205 | - | 444,036 | 13,081,532 | 12,206,241 |
| Library books/audio visual | 1,876,794 | 1,769,686 | - | - | 1,876,794 | 1,769,686 |
| Water and sewer transmission and distribution system | - | - | 132,528,112 | 125,424,908 | 132,528,112 | 125,424,908 |
| Right to use assets | 8,594 | 22,918 | 844,960 | - | 853,554 | 22,918 |
| **Total capital assets, net** | $ 263,195,449 | $ 253,704,383 | $ 151,358,028 | $ 153,768,759 | $ 414,553,477 | $ 407,473,142 |

**Debt Administration.** At the end of the current fiscal year, the City had total bonded debt outstanding of $10.8 million, which is backed by the full faith and credit of the government. Additional information on the City's long-term debt can be found in Note 8 to the financial statements.

| | Long-term Debt | | | | | |
|---|---|---|---|---|---|---|
| | Governmental Activities | | Business-type Activities | | Total | |
| | 2025 | 2024 | 2025 | 2024 | 2025 | 2024 |
| General obligation bonds | $ 8,380,000 | $ 9,060,000 | $ 2,440,000 | $ 3,225,000 | $ 10,820,000 | $ 12,285,000 |
| Public drains | 55,286 | 71,397 | - | - | 55,286 | 71,397 |
| Notes from direct borrowings and placements | - | - | - | 73,002 | - | 73,002 |
| Leases | 9,402 | 24,309 | 851,324 | | 860,726 | 24,309 |
| Deferred amounts for issuance premiums | - | - | 188,475 | 251,299 | 188,475 | 251,299 |
| Compensated absences | 15,964,466 | 11,360,836 | - | - | 15,964,466 | 11,360,836 |
| Estimated self-insurance claims | 2,184,224 | 1,690,116 | - | - | 2,184,224 | 1,690,116 |
| **Total long-term debt, net** | $ 26,593,378 | $ 22,206,658 | $ 3,479,799 | $ 3,549,301 | $ 30,073,177 | $ 25,755,959 |

## Economic Condition and Outlook

The following economic factors currently affect the City and were considered in developing the 2025/2026 through 2027/2028 three-year fiscal budget.

- The millage rate for the 2025/2026 fiscal year decreased to 9.7919 mills compared to the 9.8640 for the 2024/2025 fiscal year. This is due to a decrease in the Capital and Library millage due to the Headlee millage reduction fraction. The total millage of 9.7919 mills includes general operating millage of 6.500 mills, capital projects of 1.1352 mills, refuse of 1.0900 mills, and library operations of 1.0667 mills.

- Total general fund revenues and other sources are expected to generate approximately $75.6 million. This is an increase of $3.8 million or 5.3% compared to the fiscal 2024/2025 budget of $71.8 million. Property tax revenues which account for approximately 60.2% of total general fund revenues is expected to generate $45.5 million. This is an increase of $2.0 million or 4.7%.

- General fund expenditures and other uses are budgeted at $78.0 million. This is an increase of $4.5 million or 6.1% compared to fiscal 2024/2025 budget. The budget increase is primarily due to increases in staffing in the general fund to provide additional services to our residents and normal cost of living adjustments.

- The City purchases its water and sanitary sewer services from the Great Lakes Water Authority (GLWA) and Oakland County Water Resource Commission (OCWRC), respectively. The 2025/2026 budget recognizes a lowered sales volume of approximately 424,100 mcf. This is a continuing trend of sales volume decreases over the last several years. Rates for the systems are developed based on estimated sales volume to cover estimated costs and capital requirements. Water rates were established at $57.50 per mcf. Sanitary sewer rates increased to $37.10 per mcf. The City prides itself on having one of the lowest combined water and sewer rates of any Southeastern Michigan community.

- The City maintains a long and established practice of using a conservative approach in developing its three-year budget.

## Requests for Information

This financial report is intended to provide our citizens, taxpayers, customers and investors with a general overview of the City's financial condition.

If you have questions about this report or need additional information, we welcome you to contact the administrative offices at City Hall, 500 W. Big Beaver, Troy, MI. 48084. Additional information can be obtained at the City of Troy's web site, www.troymi.gov.

# BASIC FINANCIAL STATEMENTS

# City of Troy, Michigan
## Statement of Net Position
## June 30, 2025

| | Primary Government | | | |
|---|---|---|---|---|
| | Governmental Activities | Business-type Activities | Total | Component Units |
| **Assets** | | | | |
| Cash and investments | $ 94,114,628 | $ 10,199,946 | $ 104,314,574 | $ 5,699,027 |
| Receivables | | | | |
| Accounts | 1,859,349 | 10,746,277 | 12,605,626 | - |
| Taxes | 405,681 | - | 405,681 | 149,402 |
| Interest | 17,335 | - | 17,335 | - |
| Leases receivable | 325,524 | 780,226 | 1,105,750 | - |
| Due from other units of government | 5,666,366 | - | 5,666,366 | - |
| Due from component unit | 8,380,000 | - | 8,380,000 | - |
| Internal balances | 8,755,682 | (8,755,682) | - | - |
| Inventories | 1,009,111 | 1,090,151 | 2,099,262 | - |
| Prepaid items | 4,536,034 | 222,660 | 4,758,694 | - |
| Long-term contracts receivable | - | 239,948 | 239,948 | - |
| Capital assets not being depreciated | 59,747,999 | 10,651,857 | 70,399,856 | - |
| Capital assets, net of accumulated depreciation | 203,447,450 | 140,706,171 | 344,153,621 | - |
| Net pension asset | 77,737,677 | 3,281,268 | 81,018,945 | - |
| Total assets | 466,002,836 | 169,162,822 | 635,165,658 | 5,848,429 |
| **Deferred Outflows of Resources** | | | | |
| Bond refundings | 65,668 | 174,455 | 240,123 | - |
| **Liabilities** | | | | |
| Accounts payable | 7,902,346 | 5,751,368 | 13,653,714 | 728,002 |
| Contracts payable - retainage | - | 24,016 | 24,016 | - |
| Payroll and other liabilities | 1,184,555 | 1,215,408 | 2,399,963 | - |
| Other liabilities | 11,449,402 | - | 11,449,402 | - |
| Interest payable | 22,455 | - | 22,455 | 22,214 |
| Unearned revenue | 36,579 | - | 36,579 | 1,895 |
| Noncurrent liabilities due in one year | | | | |
| Debt due within one year | 7,316,576 | 1,010,371 | 8,326,947 | 805,000 |
| Noncurrent liabilities due in more than one year | | | | |
| Debt due in more than one year | 19,276,802 | 2,469,428 | 21,746,230 | 7,575,000 |
| Net OPEB liability | 7,478,846 | 315,679 | 7,794,525 | - |
| Total liabilities | 54,667,561 | 10,786,270 | 65,453,831 | 9,132,111 |
| **Deferred Inflows of Resources** | | | | |
| Lease related | 325,524 | 780,226 | 1,105,750 | - |
| Pension related | 11,968,101 | 505,167 | 12,473,268 | - |
| OPEB related | 7,410,271 | 312,784 | 7,723,055 | - |
| Total deferred inflows of resources | 19,703,896 | 1,598,177 | 21,302,073 | - |
| **Net Position** | | | | |
| Net investment in capital assets | 263,130,761 | 148,052,684 | 411,183,445 | - |
| Restricted for | | | | |
| Debt service | 8,357,545 | - | 8,357,545 | - |
| Capital projects | 11,885,527 | - | 11,885,527 | - |
| Highways and streets | 5,294,964 | - | 5,294,964 | - |
| Sanitation services | 2,613,715 | - | 2,613,715 | - |
| Library services | 4,246,529 | - | 4,246,529 | - |
| Other services | 1,502,208 | - | 1,502,208 | - |
| Perpetual care | | | | |
| Nonexpendable | 164,000 | - | 164,000 | - |
| Expendable | 84,315 | - | 84,315 | - |
| Pension | 77,737,677 | 3,281,268 | 81,018,945 | - |
| Unrestricted (deficit) | 16,679,806 | 5,618,878 | 22,298,684 | (3,283,682) |
| Total net position (deficit) | $ 391,697,047 | $ 156,952,830 | $ 548,649,877 | $ (3,283,682) |

See Accompanying Notes to the Financial Statements

**City of Troy, Michigan**
**Statement of Activities**
**For the Year Ended June 30, 2025**

| Functions/Programs | Expenses | Program Revenues: Charges for Services | Program Revenues: Operating Grants and Contributions | Program Revenues: Capital Grants and Contributions | Net (Expense) Revenue and Changes in Net Position: Primary Government: Governmental Activities | Primary Government: Business-type Activities | Primary Government: Total | Component Units |
|---|---|---|---|---|---|---|---|---|
| **Primary government** | | | | | | | | |
| Governmental activities | | | | | | | | |
| General government | $ 12,273,711 | $ 4,341,367 | $ 2,059,134 | $ - | $ (5,873,210) | $ - | $ (5,873,210) | $ - |
| Public safety | 36,031,514 | 2,641,879 | 2,150,970 | 1,893,684 | (29,344,981) | - | (29,344,981) | - |
| Public works | 16,778,432 | 4,168,439 | 255,053 | 14,047,386 | 1,692,446 | - | 1,692,446 | - |
| Sanitation | 6,390,986 | - | - | - | (6,390,986) | - | (6,390,986) | - |
| Community and economic development | 5,347,388 | 3,846,386 | 345,540 | 694,317 | (461,145) | - | (461,145) | - |
| Recreation and culture | 18,354,463 | 2,989,022 | 895,052 | - | (14,470,389) | - | (14,470,389) | - |
| Interest and fiscal charges on long-term debt | 147,947 | - | - | - | (147,947) | - | (147,947) | - |
| Total governmental activities | 95,324,441 | 17,987,093 | 5,705,749 | 16,635,387 | (54,996,212) | - | (54,996,212) | - |
| Business-type activities | | | | | | | | |
| Sanctuary Lake Golf Course | 2,888,225 | 2,989,889 | - | - | - | 101,664 | 101,664 | - |
| Sylvan Glen Golf Course | 1,883,057 | 1,847,984 | - | - | - | (35,073) | (35,073) | - |
| Aquatic Center | 924,787 | 585,656 | - | - | - | (339,131) | (339,131) | - |
| Sewer | 15,668,014 | 14,841,136 | - | 314,337 | - | (512,541) | (512,541) | - |
| Water | 24,130,186 | 22,781,389 | - | 462,169 | - | (886,628) | (886,628) | - |
| Total business-type activities | 45,494,269 | 43,046,054 | - | 776,506 | - | (1,671,709) | (1,671,709) | - |
| Total primary government | $ 140,818,710 | $ 61,033,147 | $ 5,705,749 | $ 17,411,893 | (54,996,212) | (1,671,709) | (56,667,921) | - |
| **Component units** | | | | | | | | |
| Brownfield Redevelopment Authority | $ 394,580 | $ - | $ - | $ - | - | - | - | (394,580) |
| Downtown Development Authority | 3,793,849 | - | - | - | - | - | - | (3,793,849) |
| Local Development Finance Authority | 166,098 | - | - | - | - | - | - | (166,098) |
| Total component units | $ 4,354,527 | $ - | $ - | $ - | | | | (4,354,527) |
| General revenues | | | | | | | | |
| Property taxes | | | | | 65,763,354 | - | 65,763,354 | 3,368,027 |
| Unrestricted state-shared revenue and other state grants | | | | | 10,189,074 | - | 10,189,074 | 28,399 |
| Unrestricted investment earnings (loss) | | | | | 6,033,231 | 446,465 | 6,479,696 | 345,018 |
| Gain (loss) on sale of capital assets | | | | | 279,572 | - | 279,572 | - |
| Miscellaneous | | | | | 996,586 | 71,095 | 1,067,681 | - |
| Transfers | | | | | (27,039) | 27,039 | - | - |
| Total general revenues and transfers | | | | | 83,234,778 | 544,599 | 83,779,377 | 3,741,444 |
| Change in net position | | | | | 28,238,566 | (1,127,110) | 27,111,456 | (613,083) |
| Net position (deficit) - beginning of year | | | | | 363,458,481 | 158,079,940 | 521,538,421 | (2,670,599) |
| Net position (deficit) - end of year | | | | | $ 391,697,047 | $ 156,952,830 | $ 548,649,877 | $ (3,283,682) |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Governmental Funds
## Balance Sheet
## June 30, 2025

| | General | Debt Service Series 2013 & 2020 | Capital Projects Fund | Nonmajor Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|
| **Assets** | | | | | |
| Cash and investments | $ 54,002,147 | $ - | $ 11,175,942 | $ 13,134,011 | $ 78,312,100 |
| Receivables: | | | | | |
| Accounts receivable, net | 1,568,933 | - | 92,902 | 176,406 | 1,838,241 |
| Taxes - delinquent, net | 318,870 | - | 28,491 | 58,320 | 405,681 |
| Interest | 17,335 | - | - | - | 17,335 |
| Leases receivable | 325,524 | - | - | - | 325,524 |
| Due from other governments | 1,781,851 | - | 2,000,336 | 1,884,179 | 5,666,366 |
| Due from component units | - | 8,380,000 | - | - | 8,380,000 |
| Inventories | 541,215 | - | - | - | 541,215 |
| Prepaid items | 1,825,122 | - | 2,524,434 | 2,472 | 4,352,028 |
| Advances to other funds | 9,178,384 | - | - | - | 9,178,384 |
| Total assets | $ 69,559,381 | $ 8,380,000 | $ 15,822,105 | $ 15,255,388 | $ 109,016,874 |
| **Liabilities** | | | | | |
| Accounts payable | $ 2,789,090 | $ - | $ 2,983,326 | $ 1,251,228 | $ 7,023,644 |
| Accrued payroll | 1,184,555 | - | - | - | 1,184,555 |
| Other liabilities | 10,412,411 | - | 938,562 | 98,429 | 11,449,402 |
| Unearned revenue | 21,889 | - | 14,690 | - | 36,579 |
| Total liabilities | 14,407,945 | - | 3,936,578 | 1,349,657 | 19,694,180 |
| **Deferred Inflows of Resources** | | | | | |
| Unavailable revenue | 1,350,012 | 8,380,000 | 64,248 | 58,320 | 9,852,580 |
| Deferred lease amounts | 325,524 | - | - | - | 325,524 |
| Total deferred inflows of resources | 1,675,536 | 8,380,000 | 64,248 | 58,320 | 10,178,104 |
| **Fund Balances** | | | | | |
| Non-spendable | 11,544,721 | - | 2,524,434 | 166,472 | 14,235,627 |
| Restricted | - | - | 9,296,845 | 13,680,939 | 22,977,784 |
| Assigned | 7,599,194 | - | - | - | 7,599,194 |
| Unassigned | 34,331,985 | - | - | - | 34,331,985 |
| Total fund balances | 53,475,900 | - | 11,821,279 | 13,847,411 | 79,144,590 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 69,559,381 | $ 8,380,000 | $ 15,822,105 | $ 15,255,388 | $ 109,016,874 |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Governmental Funds
## Reconciliation of Fund Balances of Governmental Funds to Net Position of Governmental Activities
## June 30, 2025

| | |
|---|---|
| **Total fund balances for governmental funds** | $ 79,144,590 |
| Total net position for governmental activities in the statement of net position is different because: | |
| Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. | |
| Capital assets not being depreciated | 59,400,641 |
| Capital assets, net of accumulated depreciation | 190,827,815 |
| Certain receivables are not available to pay for current period expenditures and, therefore are deferred in the funds. | 9,852,580 |
| Net pension asset not reported in the funds | 77,737,677 |
| Deferred outflows (inflows) of resources. | |
| Deferred outflows of resources resulting from debt refunding | 65,668 |
| Deferred inflows of resources resulting from net pension asset | (11,968,101) |
| Deferred inflows of resources resulting from net OPEB liability | (7,410,271) |
| Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds. | |
| Accrued interest | (22,455) |
| Compensated absences and fire incentive plan | (8,144,631) |
| Claims and judgments | (2,184,224) |
| Bonds, notes, premiums and discounts | (8,435,286) |
| Lease liabilities | (9,402) |
| Net OPEB liability | (7,478,846) |
| Internal service funds are included as part of governmental activities. | 20,321,292 |
| **Net position of governmental activities** | $ 391,697,047 |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Governmental Funds
## Statement of Revenues, Expenditures and Changes in Fund Balances
## For the Year Ended June 30, 2025

| | General | Debt Service Series 2013 & 2020 | Capital Projects Fund | Nonmajor Governmental Funds | Total Governmental Funds |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Property taxes | $ 44,155,828 | $ - | $ 7,633,542 | $ 13,999,868 | $ 65,789,238 |
| Licenses and permits | 4,331,647 | - | - | - | 4,331,647 |
| Intergovernmental: | | | | | |
| Federal sources | 232,846 | - | 4,154,729 | 694,317 | 5,081,892 |
| State sources | 12,144,964 | - | 2,346,487 | 12,100,198 | 26,591,649 |
| Local sources | 490,617 | - | 194,090 | - | 684,707 |
| Charges for services | 9,416,897 | - | 206,443 | 520,471 | 10,143,811 |
| Fines and forfeitures | 1,104,426 | - | - | 209,984 | 1,314,410 |
| Rental income | 45,735 | - | - | - | 45,735 |
| Investment earnings (loss) | 3,896,500 | - | 645,287 | 873,650 | 5,415,437 |
| Other | 3,074,178 | 819,607 | 394,729 | 10,155 | 4,298,669 |
| Total revenues | 78,893,638 | 819,607 | 15,575,307 | 28,408,643 | 123,697,195 |
| **Expenditures** | | | | | |
| Current | | | | | |
| General government | 11,091,627 | - | - | 143,348 | 11,234,975 |
| Public safety | 39,287,214 | - | - | 419,002 | 39,706,216 |
| Public works | 2,458,799 | - | 7,915 | 5,681,872 | 8,148,586 |
| Sanitation | - | - | - | 6,390,986 | 6,390,986 |
| Community and economic development | 5,195,593 | - | - | 63,568 | 5,259,161 |
| Recreation and culture | 9,510,049 | - | - | 6,067,487 | 15,577,536 |
| Capital outlay | - | - | 22,978,795 | - | 22,978,795 |
| Debt service | | | | | |
| Principal | 14,907 | 680,000 | 16,111 | - | 711,018 |
| Interest and fiscal charges | 379 | 139,607 | 1,725 | - | 141,711 |
| Total expenditures | 67,558,568 | 819,607 | 23,004,546 | 18,766,263 | 110,148,984 |
| Excess (deficiency) of revenues over expenditures | 11,335,070 | - | (7,429,239) | 9,642,380 | 13,548,211 |
| **Other financing sources (uses)** | | | | | |
| Transfers in | 1,284 | - | 8,415,088 | 1,500,000 | 9,916,372 |
| Transfers out | (625,000) | - | - | (9,291,372) | (9,916,372) |
| Proceeds from the sale of capital assets | - | - | 17,652 | 40,340 | 57,992 |
| Total other financing sources and (uses) | (623,716) | - | 8,432,740 | (7,751,032) | 57,992 |
| Net change in fund balances | 10,711,354 | - | 1,003,501 | 1,891,348 | 13,606,203 |
| Fund balances - beginning of year | 42,764,546 | - | 10,817,778 | 11,956,063 | 65,538,387 |
| Fund balances - end of year | $ 53,475,900 | $ - | $ 11,821,279 | $ 13,847,411 | $ 79,144,590 |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Governmental Funds
## Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities
## For the Year Ended June 30, 2025

| | |
|---|---|
| **Net change in fund balances - total governmental funds** | $ 13,606,203 |
| Total change in net position reported for governmental activities in the statement of activities is different because: | |
| Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation and amortization expense. | |
| Depreciation and amortization expense | (16,402,441) |
| Capital outlay | 24,403,048 |
| Sale of capital assets (net book value) | (40,377) |
| Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds. | (1,205,737) |
| Long-term assets and related transactions applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund assets. | |
| Net pension asset | 16,354,263 |
| Expenses are recorded when incurred in the statement of activities. | |
| Accrued interest | 1,061 |
| Compensated absences and fire incentive plan | (2,727,637) |
| Claims and judgments | (494,108) |
| Deferred charge on bond refunding | (7,297) |
| The statement of net position reports the net pension asset and deferred outflows of resources and deferred inflows related to the net pension asset and pension expense. However, the amount recorded on the governmental funds equals actual pension contributions. | |
| Net change in the deferred inflow of resources related to the net pension asset | (6,273,903) |
| The statement of net position reports the net OPEB liability and deferred outflows of resources and deferred inflows related to the net OPEB liability and pension expense. However, the amount recorded on the governmental funds equals actual OPEB contributions. | |
| Net change in the net OPEB liability | 5,252,435 |
| Net change in the deferred inflow of resources related to the net OPEB liability | (4,772,190) |
| Long-term liabilities and related transactions applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. | |
| Repayments of long-term debt | 711,018 |
| Internal service funds are also included as governmental activities | (165,772) |
| **Change in net position of governmental activities** | $ 28,238,566 |

See Accompanying Notes to the Financial Statements

**City of Troy, Michigan**
**General Fund**
**Budgetary Comparison Statement**
**For the Year Ended June 30, 2025**

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Taxes | | | | |
| Property taxes | $ 43,492,450 | $ 43,492,450 | $ 44,155,828 | $ 663,378 |
| Licenses and permits | 3,533,470 | 3,533,470 | 4,331,647 | 798,177 |
| Intergovernmental: | | | | |
| Federal sources | 46,100 | 46,100 | 232,846 | 186,746 |
| State sources | 10,954,016 | 10,954,016 | 12,144,964 | 1,190,948 |
| Local sources | 954,905 | 954,905 | 490,617 | (464,288) |
| Charges for services | 8,503,400 | 8,503,400 | 9,416,897 | 913,497 |
| Fines and forfeitures | 665,800 | 665,800 | 1,104,426 | 438,626 |
| Rental income | 20,000 | 20,000 | 45,735 | 25,735 |
| Investment earnings (loss) | 1,010,000 | 1,010,000 | 3,896,500 | 2,886,500 |
| Other | 2,664,076 | 2,664,076 | 3,074,178 | 410,102 |
| Transfers in | 1,284 | 1,284 | 1,284 | - |
| Total revenues | 71,845,501 | 71,845,501 | 78,894,922 | 7,049,421 |
| **Expenditures** | | | | |
| General government | | | | |
| Council and executive administration | 6,237,002 | 6,237,002 | 5,733,434 | (503,568) |
| Finance | 4,136,579 | 4,136,579 | 3,610,008 | (526,571) |
| Other | 1,690,814 | 1,840,814 | 1,748,185 | (92,629) |
| Total general government | 12,064,395 | 12,214,395 | 11,091,627 | (1,122,768) |
| Public safety | | | | |
| Police | 33,054,694 | 33,054,694 | 30,905,127 | (2,149,567) |
| Fire | 7,160,380 | 7,068,206 | 6,017,274 | (1,050,932) |
| Building inspection | 2,368,895 | 2,518,895 | 2,364,813 | (154,082) |
| Total public safety | 42,583,969 | 42,641,795 | 39,287,214 | (3,354,581) |
| Public works | | | | |
| Roads and streets | 2,581,424 | 2,581,424 | 2,458,799 | (122,625) |
| Community and economic development | | | | |
| Engineering | 3,688,908 | 3,838,908 | 3,925,113 | 86,205 |
| Planning | 1,438,128 | 1,438,128 | 1,270,480 | (167,648) |
| Total community and economic development | 5,127,036 | 5,277,036 | 5,195,593 | (81,443) |
| Recreation and culture | | | | |
| Parks | 3,869,299 | 3,869,299 | 3,462,530 | (406,769) |
| Recreation | 5,605,988 | 5,658,988 | 5,536,264 | (122,724) |
| Historical village and nature center | 574,432 | 574,432 | 511,255 | (63,177) |
| Total recreation and culture | 10,049,719 | 10,102,719 | 9,510,049 | (592,670) |
| Debt service | | | | |
| Principal retirement | 8,741 | 8,741 | 14,907 | 6,166 |
| Interest and fiscal charges | 979 | 979 | 379 | (600) |
| Total debt service | 9,720 | 9,720 | 15,286 | 5,566 |
| Transfers out | 10,700 | 635,700 | 625,000 | (10,700) |
| Total expenditures | 72,426,963 | 73,462,789 | 68,183,568 | (5,279,221) |
| Excess (deficiency) of revenues over expenditures | (581,462) | (1,617,288) | 10,711,354 | 12,328,642 |
| Fund balance - beginning of year | 42,764,546 | 42,764,546 | 42,764,546 | - |
| Fund balance - end of year | $ 42,183,084 | $ 41,147,258 | $ 53,475,900 | $ 12,328,642 |

See Accompanying Notes to the Financial Statements

**City of Troy, Michigan**
**Proprietary Funds**
**Statement of Net Position**
**June 30, 2025**

| | Enterprise Funds | | | | | |
|---|---|---|---|---|---|---|
| | Water | Sewer | Sanctuary Lake Golf Course | Nonmajor Enterprise Funds | Total | Internal Service Funds |
| **Assets** | | | | | | |
| Current assets | | | | | | |
| Cash and investments | $ - | $ 8,317,756 | $ 573,995 | $ 1,308,195 | $ 10,199,946 | $ 15,802,528 |
| Accounts receivable, net: | | | | - | | |
| Billed | 4,431,211 | - | 40,169 | 28,691 | 4,500,071 | 21,108 |
| Unbilled | 3,796,584 | 2,449,622 | - | - | 6,246,206 | - |
| Leases receivable, current | - | - | - | 71,265 | 71,265 | - |
| Inventories | 859,772 | 28,198 | 89,122 | 113,059 | 1,090,151 | 467,896 |
| Prepaid items | - | - | 108,978 | 113,682 | 222,660 | 184,006 |
| Total current assets | 9,087,567 | 10,795,576 | 812,264 | 1,634,892 | 22,330,299 | 16,475,538 |
| Noncurrent assets | | | | | | |
| Long-term contracts receivable | 5,423 | 220,899 | 13,626 | - | 239,948 | - |
| Advances to other funds | - | - | - | 3,344,230 | 3,344,230 | - |
| Leases receivable, net of current portion | - | - | - | 708,961 | 708,961 | - |
| Capital assets not being depreciated | 3,445,125 | 2,706,577 | 2,496,900 | 2,003,255 | 10,651,857 | 347,358 |
| Capital assets, net of accumulated depreciation | 86,723,533 | 46,598,639 | 4,946,330 | 2,437,669 | 140,706,171 | 12,619,635 |
| Net pension asset | 2,730,339 | 550,929 | - | - | 3,281,268 | - |
| Total noncurrent assets | 92,904,420 | 50,077,044 | 7,456,856 | 8,494,115 | 158,932,435 | 12,966,993 |
| Total assets | 101,991,987 | 60,872,620 | 8,269,120 | 10,129,007 | 181,262,734 | 29,442,531 |
| **Deferred Outflows of Resources** | | | | | | |
| Bond refundings | - | - | 174,455 | - | 174,455 | - |
| **Liabilities** | | | | | | |
| Current liabilities | | | | | | |
| Accounts payable | 3,489,954 | 2,111,676 | 74,008 | 75,730 | 5,751,368 | 878,702 |
| Contracts payable - retainage | - | - | 13,430 | 10,586 | 24,016 | - |
| Accrued liabilities | 543,731 | 46,293 | 379,107 | 246,277 | 1,215,408 | - |
| Compensated absences | - | - | - | - | - | 4,839,054 |
| Current portion of long-term liabilities | - | - | 924,098 | 86,273 | 1,010,371 | - |
| Total current liabilities | 4,033,685 | 2,157,969 | 1,390,643 | 418,866 | 8,001,163 | 5,717,756 |
| Noncurrent liabilities | | | | | | |
| Compensated absences | - | - | - | - | - | 2,980,781 |
| Long-term liabilities | - | - | 2,130,039 | 339,389 | 2,469,428 | - |
| Advances from other funds | - | - | 11,642,312 | 880,302 | 12,522,614 | - |
| Net OPEB liability | 262,676 | 53,003 | - | - | 315,679 | - |
| Total noncurrent liabilities | 262,676 | 53,003 | 13,772,351 | 1,219,691 | 15,307,721 | 2,980,781 |
| Total liabilities | 4,296,361 | 2,210,972 | 15,162,994 | 1,638,557 | 23,308,884 | 8,698,537 |
| **Deferred Inflows of Resources** | | | | | | |
| Deferred lease amounts | - | - | - | 780,226 | 780,226 | - |
| Pension related | 420,349 | 84,818 | - | - | 505,167 | - |
| Deferred other postemployment benefit amounts | 260,267 | 52,517 | - | - | 312,784 | - |
| Total deferred inflows of resources | 680,616 | 137,335 | - | 780,226 | 1,598,177 | - |
| **Net Position** | | | | | | |
| Net investment in capital assets | 90,168,658 | 49,305,216 | 4,563,548 | 4,015,262 | 148,052,684 | 12,966,993 |
| Restricted for | | | | | | |
| Pension | 2,730,339 | 550,929 | - | - | 3,281,268 | - |
| Unrestricted (deficit) | 4,116,013 | 8,668,168 | (11,282,967) | 3,694,962 | 5,196,176 | 7,777,001 |
| Total net position (deficit) | $ 97,015,010 | $ 58,524,313 | $ (6,719,419) | $ 7,710,224 | 156,530,128 | $ 20,743,994 |
| Some amounts reported for business-type activities in the statement of net position are different because certain internal service funds assets and liabilities are reported with business-type activities | | | | | 422,702 | |
| Net position of business-type activities | | | | | $ 156,952,830 | |

See Accompanying Notes to the Financial Statements

## City of Troy, Michigan
### Proprietary Funds
### Statement of Revenues, Expenses and Changes in Fund Net Position
### For the Year Ended June 30, 2025

| | Enterprise Funds | | | | | |
|---|---|---|---|---|---|---|
| | Water | Sewer | Sanctuary Lake Golf Course | Nonmajor Enterprise Funds | Total | Internal Service Funds |
| **Operating revenue** | | | | | | |
| Charges for services | $ 21,732,902 | $ 14,841,136 | $ 2,989,889 | $ 2,038,602 | $ 41,602,529 | $ 10,905,797 |
| Rental: | | | | | | |
| Golf course | - | - | 1,583 | 230,474 | 232,057 | - |
| Restaurant | - | - | - | 74,128 | 74,128 | - |
| Hydrant | 8,200 | - | - | - | 8,200 | - |
| Building | - | - | - | - | - | 314,229 |
| Equipment | - | - | - | - | - | 4,788,116 |
| Tap and connection fees | 445,606 | - | - | - | 445,606 | - |
| Penalties | 602,881 | - | - | - | 602,881 | - |
| Other services | 38,928 | - | - | 121,020 | 159,948 | - |
| Other services to City Funds | - | - | - | - | - | 536,673 |
| Total operating revenue | 22,828,517 | 14,841,136 | 2,991,472 | 2,464,224 | 43,125,349 | 16,544,815 |
| **Operating expenses** | | | | | | |
| Cost of sales and services | 15,660,704 | 11,756,638 | - | - | 27,417,342 | 12,187,037 |
| General and administrative | 1,000,690 | 974,655 | - | - | 1,975,345 | 818,026 |
| Operations | 3,743,632 | 775,248 | 2,311,680 | 2,217,969 | 9,048,529 | 3,019,210 |
| Depreciation | 3,713,485 | 2,131,580 | 255,843 | 341,653 | 6,442,561 | 1,803,498 |
| Total operating expenses | 24,118,511 | 15,638,121 | 2,567,523 | 2,559,622 | 44,883,777 | 17,827,771 |
| Operating income (loss) | (1,289,994) | (796,985) | 423,949 | (95,398) | (1,758,428) | (1,282,956) |
| **Nonoperating revenue (expenses)** | | | | | | |
| Investment earnings (loss) | - | 434,100 | - | 4,165 | 438,265 | 819,016 |
| Gain on sale of capital assets | - | - | - | - | - | 261,957 |
| Loss on disposal of capital assets | - | - | (210,017) | (210,017) | (420,034) | - |
| Interest expense | - | - | (106,836) | (20,372) | (127,208) | - |
| Total nonoperating revenues (expenses) | - | 434,100 | (316,853) | (226,224) | (108,977) | 1,080,973 |
| Income (loss) before contributions | (1,289,994) | (362,885) | 107,096 | (321,622) | (1,867,405) | (201,983) |
| Capital contributions | 462,169 | 314,337 | - | - | 776,506 | - |
| Transfers in | - | - | - | 27,039 | 27,039 | 1,000,000 |
| Transfers out | - | - | - | - | - | (1,027,039) |
| Change in net position | (827,825) | (48,548) | 107,096 | (294,583) | (1,063,860) | (229,022) |
| Net position (deficit) - beginning of year | 97,842,835 | 58,572,861 | (6,826,515) | 8,004,807 | 157,593,988 | 20,973,016 |
| Net position (deficit) - end of year | $ 97,015,010 | $ 58,524,313 | $ (6,719,419) | $ 7,710,224 | 156,530,128 | $ 20,743,994 |
| Some amounts reported for business-type activities in the statement of activities are different because the net revenue (expense) of certain internal service funds is reported with business-type activities | | | | | (63,250) | |
| Change in net position of business-type activities | | | | | $ (1,127,110) | |

See Accompanying Notes to the Financial Statements

**City of Troy, Michigan**
**Proprietary Funds**
**Statement of Cash Flows**
**For the Year Ended June 30, 2025**

| | Enterprise Funds | | | | | |
|---|---|---|---|---|---|---|
| | Water | Sewer | Sanctuary Lake Golf Course | Nonmajor Enterprise Funds | Total | Internal Service Funds |
| **Cash flows from operating activities** | | | | | | |
| Receipts from customers | $ 22,401,679 | $ 14,819,415 | $ 2,972,879 | $ 2,492,420 | $ 42,686,393 | $ - |
| Receipts from interfund users | - | - | - | - | - | 16,531,687 |
| Payments to suppliers | (21,292,952) | (12,755,687) | (2,266,045) | (2,426,022) | (38,740,706) | (13,750,422) |
| Net cash provided (used) by operating activities | 1,108,727 | 2,063,728 | 706,834 | 66,398 | 3,945,687 | 2,781,265 |
| **Cash flows from noncapital financing activities** | | | | | | |
| Transfer from other funds | - | - | - | 27,039 | 27,039 | 1,000,000 |
| Transfers to other funds | - | - | - | - | - | (1,027,039) |
| Advances from (to) other funds | - | - | 600,000 | 200,000 | 800,000 | - |
| Net cash provided (used) by noncapital financing activities | - | - | 600,000 | 227,039 | 827,039 | (27,039) |
| **Cash flows from capital and related financing activities** | | | | | | |
| Capital contributions | 462,169 | 314,337 | - | - | 776,506 | - |
| Purchases/construction of capital assets | (1,570,896) | (1,165,416) | (359,003) | (463,763) | (3,559,078) | (3,385,575) |
| Principal and interest paid on long-term debt | - | - | (953,741) | (77,604) | (1,031,345) | - |
| Proceeds from sale of capital assets | - | - | - | - | - | 313,198 |
| Net cash provided (used) by capital and related financing activities | (1,108,727) | (851,079) | (1,312,744) | (541,367) | (3,813,917) | (3,072,377) |
| **Cash flows from investing activities** | | | | | | |
| Interest received (paid) | - | 434,100 | - | 4,165 | 438,265 | 819,016 |
| Net change in cash and investments | - | 1,646,749 | (5,910) | (243,765) | 1,397,074 | 500,865 |
| Cash and investments - beginning of year | - | 6,671,007 | 579,905 | 1,551,960 | 8,802,872 | 15,301,663 |
| Cash and investments - end of year | $ - | $ 8,317,756 | $ 573,995 | $ 1,308,195 | $ 10,199,946 | $ 15,802,528 |
| **Reconciliation of operating income (loss) to net cash provided (used) by operating activities** | | | | | | |
| Operating income (loss) | $ (1,289,994) | $ (796,985) | $ 423,949 | $ (95,398) | $ (1,758,428) | $ (1,282,956) |
| Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities | | | | | | |
| Depreciation and amortization expense | 3,713,485 | 2,131,580 | 255,843 | 341,653 | 6,442,561 | 1,803,498 |
| Changes in assets and liabilities | | | | | | |
| Receivables (net) | (426,838) | (21,721) | (18,593) | (493,593) | (960,745) | (13,128) |
| Inventories | (128,252) | 6,189 | 2,571 | (27,828) | (147,320) | (56,915) |
| Prepaid items | - | - | (81,707) | (90,414) | (172,121) | (54,418) |
| Net pension asset | (574,402) | (115,903) | - | - | (690,305) | - |
| Accounts payable | (356,698) | 1,020,875 | 71,497 | (69,813) | 665,861 | 544,583 |
| Accrued and other liabilities | (32,062) | (201,366) | 53,274 | (19,998) | (200,152) | (35,392) |
| Compensated absences | - | - | - | - | - | 1,875,993 |
| Net OPEB liability | (184,478) | (37,225) | - | - | (221,703) | - |
| Lease related deferred inflows of resources | - | - | - | 521,789 | 521,789 | - |
| Pension related deferred inflows of resources | 220,355 | 44,463 | - | - | 264,818 | - |
| OPEB related deferred inflows of resources | 167,611 | 33,821 | - | - | 201,432 | - |
| Net cash provided (used) by operating activities | $ 1,108,727 | $ 2,063,728 | $ 706,834 | $ 66,398 | $ 3,945,687 | $ 2,781,265 |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Fiduciary Funds
## Statement of Fiduciary Net Position
## June 30, 2025

| | Pension and Other Employee Benefit Trust Funds | Tax Collection Custodial Fund |
|---|---|---|
| **Assets** | | |
| Cash and cash equivalents | $ 8,583,970 | $ 2,241 |
| Investments: | | |
| U.S. government securities and agencies | 15,002,682 | - |
| Asset backed securities | 1,802,129 | - |
| Corporate bonds and fixed income commingled funds | 95,153,163 | - |
| Common stocks and equity mutual funds | 223,740,196 | - |
| Private equity partnerships | 17,738,073 | |
| Real estate | 6,949,862 | - |
| Interest receivable | 583,193 | - |
| Due from other units of government | 235,082 | - |
| Total assets | 369,788,350 | 2,241 |
| **Liabilities** | | |
| Accounts payable | 42,601 | - |
| Accrued liabilities | - | 2,241 |
| Total liabilities | 42,601 | 2,241 |
| **Net Position** | | |
| Restricted for pension benefits | 236,746,044 | - |
| Restricted for other postemployment healthcare benefits | 132,999,705 | - |
| Total net position | $ 369,745,749 | $ - |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Fiduciary Funds
## Statement of Changes in Fiduciary Net Position
## For the Year Ended June 30, 2025

| | Pension and Other Employee Benefit Trust Funds | Tax Collection Custodial Fund |
|---|---|---|
| **Additions** | | |
| Contributions | | |
| Employer contributions | $ 1,674,465 | $ - |
| Employee contributions | 744,624 | - |
| Total contributions | 2,419,089 | - |
| Investment earnings | | |
| Interest | 2,426,696 | - |
| Dividends | 8,981,971 | - |
| Net adjustment in fair value of investments | 33,670,649 | - |
| Less: investment expense | (899,497) | - |
| Net investment earnings | 44,179,819 | - |
| Property tax collections for other governments | - | 274,124,792 |
| Total additions | 46,598,908 | 274,124,792 |
| **Deductions** | | |
| Benefits | 19,933,902 | - |
| Administrative expenses | 267,155 | - |
| Payments of taxes to other governments | - | 274,124,792 |
| Total deductions | 20,201,057 | 274,124,792 |
| Change in net position | 26,397,851 | - |
| Net position - beginning of year | 343,347,898 | - |
| Net position - end of year | $ 369,745,749 | $ - |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Component Units
## Statement of Net Position
## June 30, 2025

| | Brownfield Redevelopment Authority | Downtown Development Authority | Local Development Finance Authority | Total |
|---|---|---|---|---|
| **Assets** | | | | |
| Current assets | | | | |
| Cash and cash equivalents | $ 761,158 | $ 4,615,773 | $ 322,096 | $ 5,699,027 |
| Receivables | | | | |
| Taxes | 537 | 147,507 | 1,358 | 149,402 |
| Total current assets | 761,695 | 4,763,280 | 323,454 | 5,848,429 |
| **Liabilities** | | | | |
| Current liabilities | | | | |
| Accounts payable | - | 728,002 | - | 728,002 |
| Interest payable | - | 22,214 | - | 22,214 |
| Unearned revenue | 537 | - | 1,358 | 1,895 |
| Current portion of long-term liabilities | - | 805,000 | - | 805,000 |
| Total current liabilities | 537 | 1,555,216 | 1,358 | 1,557,111 |
| Noncurrent liabilities | | | | |
| Long-term liabilities | - | 7,575,000 | - | 7,575,000 |
| Total liabilities | 537 | 9,130,216 | 1,358 | 9,132,111 |
| **Net Position** | | | | |
| Unrestricted (deficit) | $ 761,158 | $ (4,366,936) | $ 322,096 | $ (3,283,682) |

See Accompanying Notes to the Financial Statements

# City of Troy, Michigan
## Component Units
## Statement of Activities
## For the Year Ended June 30, 2025

| | Brownfield Redevelopment Authority | Downtown Development Authority | Local Development Finance Authority | Total |
|---|---|---|---|---|
| **General revenues** | | | | |
| Property taxes | $ 201,532 | $ 2,925,036 | $ 241,459 | $ 3,368,027 |
| State grants | - | - | 28,399 | 28,399 |
| Unrestricted investment income | 56,801 | 268,400 | 19,817 | 345,018 |
| Total general revenues | 258,333 | 3,193,436 | 289,675 | 3,741,444 |
| **Expenses** | | | | |
| Community and economic development | 394,580 | 3,655,713 | 166,098 | 4,216,391 |
| Interest and fiscal charges on long-term debt | - | 138,136 | - | 138,136 |
| Total expenses | 394,580 | 3,793,849 | 166,098 | 4,354,527 |
| Change in net position | (136,247) | (600,413) | 123,577 | (613,083) |
| Net position (deficit) - beginning of year | 897,405 | (3,766,523) | 198,519 | (2,670,599) |
| Net position (deficit) - end of year | $ 761,158 | $ (4,366,936) | $ 322,096 | $ (3,283,682) |

See Accompanying Notes to the Financial Statements

# NOTES TO THE FINANCIAL STATEMENTS

## Note 1 - Summary of Significant Accounting Policies

The financial statements of the City of Troy, Michigan (the City) have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The following is a summary of the significant accounting policies:

### Government-wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the City and its component units. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business type activities, which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

### Reporting Entity

The City was incorporated in 1955 and was formerly known as Troy Township since it was organized in 1821. The City is governed by an elected mayor and six-member council. As required by generally accepted accounting principles, these financial statements present the City and its component units, entities for which the government is considered to be financially accountable.

### Component Units

Discretely presented component units are legally separate entities but are not in substance part of the government operation. The City has three component units, the Downtown Development Authority, Brownfield Redevelopment Authority and the Local Development Financing Authority, which meet the criteria for discretely presented component units. The Authorities are also reported in a separate column in the government-wide financial statements to emphasize that they are legally separate from the City. Financial statements for each of the individual component units are included in the other supplementary information section as listed in the table of contents of this report. Separately issued audited financial statements are not available.

The purpose of the Downtown Development Authority is to issue bonds and use tax increment financing in the accomplishment of specific Downtown Development improvements to City-owned facilities and infrastructure, which are contained in the locally adopted development plan. The Downtown Development Authority may participate in projects for private development as long as it is for a public purpose. The Authority's governing body, which consists of thirteen individuals, is selected by the City Council. In addition, the City Council sets the annual budget.

The purpose of the Brownfield Redevelopment Authority is to provide assistance for the redevelopment of abandoned, idled, or under-utilized industrial or commercial properties, which are complicated by real or perceived environmental contamination. The Authority's governing body, which consists of seven individuals, is selected by the City Council. In addition, the City Council sets the annual budget for the Authority.

The Local Development Financing Authority is a multi-jurisdictional authority that was established to encourage local development in order to prevent conditions of unemployment and to promote economic growth. The Authority's governing body, which consists of five individuals, is selected by the City Council. In addition, the City Council sets the annual budget.

### Fiduciary Component Units

The City of Troy Employee Retirement System (ERS) is a single employer defined benefit retirement plan which provides retirement benefits based on credited service time and average compensation with death and disability benefits, and under some circumstances, payments to dependents. Pursuant to Chapter 10 of the Troy City Code, the Board of Trustees approves employee retirement requests, oversees retirement health care coverage,

and manages pension investments. The Board consists of six members including the City Manager or designee and a non-voting retiree from the Defined Benefit Plan. Four members serve for three-year terms, two of which are appointed by City Council and two are appointed by the membership. As the City has voting majority on the Board of Trustees and ERS is administered by the City; accordingly, it is included as a fiduciary component unit in the City's financial statements. Plan amendments are under the authority of City Ordinances. Changes in required contributions are subject to collective bargaining agreements and approval by the City Council.

The City of Troy Retiree Healthcare Trust (RHC), under authorization of the Public Employee Health Care Act, Public Act 149 of 1999 (MCL 38.1211 et seq.) and constituting a governmental trust pursuant to Section 115 of the Internal Revenue Code of 1986, as amended, administers the City's employee retiree healthcare plan covering all fulltime general and public safety employees of the City. The single employer defined benefit OPEB plan provides retirement healthcare based on credited service time with death and disability benefits, and under some circumstances, payments for dependents. Eligible participants include any retirees who receive pension benefits under one of the City's pension plans. Pursuant to the Retiree Healthcare Plan & Trust, the Board of Trustees shall consist of six trustees which shall be the same elected and appointed individuals that serve on the City of Troy Employees Retirement System Board of Trustees. The general administration, management and responsibility for the proper operation of the Trust and for making effective and construing the provisions of the Trust shall be vested in the Board of Trustees. The term of the appointed and elected Trustees are identical to and coincide respectively with the term of each Trustee serving as a trustee of the City of Troy Employees Retirement System Board of Trustees. As the City has voting majority on the Board of Trustees and RHC is administered by the City; accordingly, it is included as a fiduciary component unit in the City's financial statements. Association provisions are established and may be amended by the City Council, subject to the City's various collective bargaining agreements.

**Basis of Presentation – Government-wide Financial Statements**

The statement of net position and the statement of activities are prepared using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from non-exchange transactions are recognized in accordance with the Governmental Accounting Standards Board Statement No. 33.

The statement of net position and the statement of activities display information about the City as a whole. The statements include all funds of the primary government and its component units, except for its fiduciary funds. Those funds are reported in the statements of fiduciary net position and changes in fiduciary net position.

The statement of net position and the statement of activities are presented to distinguish between governmental and business-type activities of the City. Governmental activities are financed through taxes, intergovernmental revenues and other non-exchange revenues. These activities are reported in governmental and internal service funds. Business-type activities are financed by fees charged to external parties for goods or services. These activities are reported in the City's enterprise funds.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by *program revenues*. Direct expenses are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

**Basis of Presentation – Fund Accounting**

The accounts of the City are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflow of resources, fund equity, revenues, and expenditures, or expenses, as

appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the government's water and sewer function and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

**Governmental Funds**
The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. It is used to account for all financial resources except those accounted for and reported in another fund.

The Debt Service Series 2013 & 2020 Fund is used to account for proceeds received by the City from the Troy Downtown Development Authority (DDA). The proceeds are to reimburse the City for principal and interest payments on City issued debt to refinance debt originally issued by the DDA.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).

The City reports the following nonmajor governmental fund types:

Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are legally restricted to expenditures for specified purposes.

Permanent funds are used to account for the resources that are legally restricted to the extent that only earnings, and not principal, may be used for the benefit of the government or its residents. The City has one permanent fund for cemetery perpetual care.

**Proprietary Funds**
Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water and sewer funds, Aquatic Center, golf course funds and the City's internal service funds are charges to customers for sales and services. Operating expenses for the enterprise funds and internal service funds include the cost of sales and service, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses. Proprietary funds focus on limitations on the use of net position, rather than on the source of those assets.

Enterprise Funds
Enterprise funds are used to account for City operations which are similar to those often found in the private sector, where the determination of net income is necessary or useful to sound financial administration.

The City reports the following major enterprise funds:

The Water Fund accounts for the operation and maintenance of the City's water supply system, capital additions and improvements.

The Sewer Fund accounts for the operation and maintenance of the City's sewage disposal system, capital additions and improvements.

The Sanctuary Lake Golf Course Fund accounts for the operations of the new 18-hole links style course with practice facility.

Internal Service Funds
Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City or other governments, on a cost-reimbursement basis.

Custodial Fund
The custodial fund is used to account for assets held by the City as a fiduciary for individuals, private organizations, and/or other governments. They primarily hold tax remittances due to schools and other governmental units**.**

**Measurement Focus and Basis of Accounting**
The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide financial statements are reported using the economic resources measurement focus and the *full accrual* basis of accounting, as are the proprietary fund and fiduciary fund statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

All governmental fund financial statements are reported using the *current financial resources* measurement focus and the *modified accrual* basis of accounting. Their revenues are recognized when they become measurable and available.

Revenues are generally considered available when they are received in cash (unless legally restricted to some future period) or when earned and expected to be collected soon enough after year end to pay liabilities of the current period. For this purpose, the City generally considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The exception to this is state shared revenues and expenditure driven grants in which revenues are recognized if received within 90 days and one year of the end of the fiscal period, respectively. Significant revenues susceptible to accrual include reimbursement grants, state shared revenues and charges for services.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred provided the liability normally would be liquidated with expendable available financial resources. The major exception to this general rule is principal and interest on general long-term debt which is recognized when due.

Certain indirect expenditures are included in the program expense reported for individual functions and activities.

All governmental funds are accounted for on a spending or "*current financial resources*" measurement focus. This means that generally only current assets and current liabilities are included on their balance sheets. Their reported fund balance (net current assets) is considered a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financial uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

All proprietary funds and fiduciary funds (custodial funds and pension and retiree healthcare trust funds) are accounted for on a cost of services or "*economic resources*" measurement focus. This means that all assets and

all liabilities (whether current or noncurrent) associated with their activity are included on their statements of net position. Revenues are recognized when they are earned, and their expenses are recognized when they are incurred. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net position. Unbilled water and sewer fund utility service receivables are recorded at year-end.

**Assets, Liabilities, Deferred Outflows and Inflows of Resources and Net Position or Fund Balance**

Cash and Investments

The City maintains an investment pool for all City funds. Each fund's portion of the investment pool along with any individual fund investments are displayed on the statements of net position or balance sheet as cash and investments.

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with a maturity date of three months or less at the date acquired by the City.

Investments are stated at fair value.

*Statutory Authority*

State statutes authorize the City to make limited investments of non-pension surplus funds authorized by Michigan Public Act 20 of 1943, as amended, and may invest in the following:

- Bonds, securities, other obligations and repurchase agreements of the United States, or an agency or instrumentality of the United States.
- Certificates of deposit, savings accounts, deposit accounts or depository receipts of a qualified financial institution
- Commercial paper rated at the time of purchase within the two highest classifications established by not less than two standard rating services and that matures not more than 270 days after the date of purchase. Not more than fifty percent of any fund may be invested in commercial paper at any time.
- Bankers acceptances of United States banks.
- Obligations of the State of Michigan or any of its political subdivisions that, at the time of purchase are rated as investment grade by at least one standard rating service.
- Mutual funds registered under the Investment Company Act of 1940 with the authority to purchase only investment vehicles that are legal for direct investment by a public corporation.
- External investment pools as authorized by Public Act 20, as amended.

The investment policy adopted by the Troy City Council, in accordance with Public Act 201 of 1943, as amended, authorizes investments in all of the investment vehicles noted above with the provision that authorized depositories shall be designated by the Troy City Council.

The pension and retiree healthcare trust funds are authorized by Michigan Public Acts 314 of 1965, Public Act 485 of 1996 and Public Act 149 of 1999 to invest in certain reverse repurchase agreements, real estate leased to public agencies, stocks, diversified investment companies, annuity investment contracts,

mortgages, certain state and local government obligations, and certain other specified investment vehicles.

Leases

The City is a lessee for noncancellable leases of equipment. The City recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price (if applicable) that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

The City is a lessor for a noncancellable leases of related to communication towers, a tennis practice facility, Flynn Park, and space for a public safety gun range, community center and camp. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide, proprietary fund and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for prepaid lease payments received at lease inception. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts. The City uses its estimated incremental borrowing rate as the discount rate for leases. The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Inventories and Prepaid Items

Inventory is stated at cost determined on a first-in, first-out basis which approximates market value. Inventories in the governmental funds are recorded as expenditures when the inventory item is consumed. Inventories are equally offset by a nonspendable fund balance designation which indicates that such amounts do not constitute "available spendable resources".

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than purchased.

Capital Assets

Capital assets, which include property, buildings, equipment and infrastructure assets (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities column in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than $10,000 ($5,000 for federally funded projects) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition cost at the date of donation and infrastructure acquired prior to fiscal year ended June 30, 1980 is not reported in capital assets.

Capital assets are depreciated/amortized using the straight-line method over the following useful lives:

| | |
|---|---|
| Buildings | 50 years |
| Water and sewer transmission and distribution system | 50 years |
| Service connections | 20 years |
| Infrastructure | 20 - 25 years |
| Land improvements | 10 years |
| Building improvements | 20 years |
| Golf course equipment | 3 - 10 years |
| Furniture and fixtures | 3 - 10 years |
| Vehicles and miscellaneous equipment | 2 - 20 years |

Accrued Vacation and Other Compensated Absences

The City maintains an internal service fund to account for the accumulation of resources for, and the payment of, vacation, compensatory time, holiday and sick pay. These amounts along with the associated benefit costs are fully accrued in the compensated absences fund. Departments are charged by the internal service fund when the benefits are earned and a liability incurred.

Long-term Obligations

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts and issuance costs are reported as debt service expenditures.

The City also reports a liability for the Fire Incentive Plan in the governmental activities, which represents future payouts to fire fighters based on years of service. The City has an assigned fund balance to set aside funds for future payments.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of

resources (expenditure/expense) until then. The City reports deferred outflows of resources for the deferred charge on refundings. A deferred refunding charge results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The City may also report deferred outflows of resources related to the net pension asset and the other postemployment benefit liability.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City may report deferred inflows of resources related to the net pension asset and the other postemployment benefit liability. A deferred pension or OPEB inflow results when there is a change in total pension or OPEB liability due to benefit changes, differences between expected and actual experience, changes in actuarial assumptions, or differences between expected and actual investment returns. The amount is deferred and amortized over the average expected remaining service lives of all employees. The governmental funds report unavailable revenues from delinquent personal property taxes and long-term receivables, which arise only under a modified accrual basis of accounting, that are reported as deferred inflows of resources. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports a deferred inflow related to leases receivable.

Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (i.e. committed, assigned and unassigned). In order to calculate the amounts to report as restricted, committed, assigned and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Governmental funds report nonspendable fund balance for amounts that cannot be spent because they are either (a) not in spendable form (i.e. inventory or prepaid expenditures) or (b) legally or contractually required to be maintained intact (i.e. corpus of permanent funds). Restricted fund balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the City Council. A formal resolution of the City Council is required to establish, modify, or rescind a fund balance commitment. The City reports assigned fund balance for amounts that are constrained by the government’s intent to be used for specific purposes but are neither restricted nor committed. The City Manager is authorized to assign fund balance under the current fund balance policy adopted by resolution by City Council. Unassigned fund balance is the residual classification for the general fund. The general fund is the only fund that reports unassigned fund balance.

The City has established a policy to maintain a minimum unassigned fund balance for the general fund at a level of 20% to 30% of annual expenditures. This is to provide stability and flexibility to respond to unexpected adversity and/or opportunities. The use of fund balance is appropriate as part of a financial plan and one-time

expenditures. If unassigned fund balance falls below or grows above the established policy range, the City Manager will present a financial plan, typically as part of the fiscal budgeting process, to address the deficiency or surplus of unassigned fund balance.

Pension and Other Postemployment Benefits

For purposes of measuring the net pension asset, net other postemployment benefit liability, deferred outflows of resources and deferred inflows of resources related to pension and other postemployment benefit plans, and pension and other postemployment benefit expenses, information about the fiduciary net position of the Plans and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by the Plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**Use of Estimates**

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

**Adoption of New Accounting Standard**

Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences. That objective is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

Statement No. 102, *Certain Risk Disclosures*, requires organizations to provide users of the financial statements with essential information about risks related to the organization’s vulnerabilities due to certain concentrations or constraints.

**Upcoming Accounting and Reporting Changes**

Statement No. 103, *Financial Reporting Model Improvements*, improves key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing an organization’s accountability while also addressing certain application issues. This statement includes changes to management’s discussion and analysis, unusual or infrequent items, presentation of the proprietary fund statements of revenues, expenses, and changes in fund net position, major component unit information, and budgetary comparison information. This statement is effective for the year ending June 30, 2026.

Statement No. 104, *Disclosure of Certain Capital Assets*, requires certain types of capital assets to be disclosed separately in the capital assets note disclosures required by Statement 34. Lease assets recognized in accordance with Statement No. 87, *Leases*, and intangible right-to-use assets recognized in accordance with Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*, should be disclosed separately by major class of underlying asset in the capital as-sets note disclosures. Subscription assets recognized in accordance with Statement No. 96, *Subscription-Based Information Technology Arrangements*, also should be separately disclosed. In addition, this Statement requires intangible assets other than those three types to be disclosed separately by major class. This Statement also requires additional disclosures for capital assets held for sale. This statement is effective for the year ending June 30, 2026.

The City is evaluating the impact that the above GASB statements will have on its financial reporting.

## Note 2 - Stewardship, Compliance, and Accountability

### Budgetary Information

The City is subject to the budgetary control requirements of the Uniform Budgeting and Accounting Act (P.A. 2 of 1968, as amended). The following is a summary of the requirements of this Act according to the State Treasurer's "Bulletin for Audits of Local Units of Government in Michigan" dated April 1984:

- Budgets must be adopted for the general fund and special revenue funds.
- The budgets must be balanced.
- The budgets must be amended when necessary.
- Public hearings must be held before budget adoptions.
- Expenditures cannot exceed budget appropriations.
- Expenditures must be authorized by a budget before being incurred.

The City adopts its budget by activity level, which is in accordance with the State's legal requirement and is the level of classification detail at which expenditures may not legally exceed appropriations.

The City follows these procedures in establishing the budgetary data reflected in the financial statements.

- On or before the third Monday in April, the City Manager submits to the City Council a proposed budget for the fiscal year commencing the following July 1st. The operating budget includes proposed expenditures and the means of financing them.
- A public hearing on the budget is held before its final adoption.
- As provided for by the City Charter, on or before the third Monday in May, the budget is legally adopted and by resolution designates the sum to be raised by taxation.
- The City Manager is authorized to transfer budgeted amounts within budgetary functions; however, any revisions that alter the total expenditure of any budgetary function must be approved by the City Council.

Budget amounts of the revenues and expenditures presented for the governmental funds are a summarization of the budgeted amounts as originally adopted or as amended by the City Council. Individual amendments were not material in relation to the original appropriations that were adopted, for the general and special revenue funds. Budget appropriations lapse at year end. During the current year, the budget was amended in a legally permissible manner. Budgets have been prepared on a basis consistent with generally accepted accounting principles (GAAP).

### Fund Deficits

The City has an unrestricted net position deficit in the following funds and component unit as of June 30, 2025:

| | |
|---|---|
| Sanctuary Lake Golf Course Fund | $ (11,282,967) |
| Downtown Development Authority Component Unit | (4,366,936) |
| Aquatic Center Fund | (856,578) |

None of the deficits above require deficit elimination plans to be filed with the State of Michigan as current assets are greater than current liabilities.

**State Construction Code Act**

The City oversees building construction, in accordance with the State Construction Code Act, including inspection of building construction and renovation to ensure compliance with the building codes. The City charges fees for these services. The law requires that collection of these fees be used only for construction code costs, including an allocation of estimated overhead costs. A summary of the current year activity and the cumulative surplus or shortfall generated since January 1, 2000 is as follows:

| | |
|---|---|
| Cumulative shortfall at July 1, 2024 | $ (5,619,393) |
| Current year building permit revenue | 3,971,581 |
| Related expenses: | |
| Direct costs | 2,367,274 |
| Estimated indirect costs | 1,713,006 |
| Total construction code expenses | 4,080,280 |
| Net deficit for the year ended June 30, 2025 | (108,699) |
| Cumulative shortfall at June 30, 2025 | $ (5,728,092) |

## Note 3 - Deposits and Investments

The following is a reconciliation of deposit and investment balances segregated by cash and cash equivalents and investments as of June 30, 2025:

| | Primary Government | Component Units | Fiduciary Funds | Totals |
|---|---|---|---|---|
| **Statement of net position** | | | | |
| Cash and investments | $ 104,314,574 | $ 5,699,027 | $ 2,241 | $ 110,015,842 |
| **Statement of fiduciary net position** | | | | |
| Pension and OPEB trust funds: | | | | |
| Cash and cash equivalents | - | - | 8,583,970 | 8,583,970 |
| Investments | - | - | 360,386,105 | 360,386,105 |
| **Total** | $ 104,314,574 | $ 5,699,027 | $ 368,972,316 | $ 478,985,917 |

| | |
|---|---|
| **Deposits and investments** | |
| Bank deposits: | |
| Checking / savings accounts | $ 37,081,808 |
| Investment in securities and mutual funds: | |
| Pooled investments | 81,504,004 |
| Pension and OPEB investments | 360,386,105 |
| Cash on hand | 14,000 |
| **Total** | $ 478,985,917 |

**Deposit and Investment Risk**

Deposits

*Custodial Credit Risk – Deposits.* Custodial credit risk is the risk that in the event of a bank failure, the City deposits may not be returned. State law does not require and the City's investment policy does not directly address a deposit policy for custodial credit risk. At year end, $35,174,623 of the City's bank deposits (certificates of deposit, checking, and cash) of $37,292,924 were exposed to custodial credit risk because they were uninsured and uncollateralized. The City believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all deposits. As a result, the City evaluates each financial institution with which it deposits funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

Investments

*Interest Rate Risk.* Interest rate risk is the risk that the value of fixed income investments will decrease as a result of a rise in interest rates. State law limits the allowable investments and the maturities of some of the allowable investments. The City's investment policy does not have specific limits in excess of state law on investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

At year end, the weighted average maturities of fixed income security investments are as follows:

| Investment | Fair Value | Weighted Average Maturity |
|---|---|---|
| **Pooled investments** | | |
| U.S. Government or agency bond/note | $ 69,690,585 | 6.4 years |
| Municipal bonds | 11,813,419 | 9.6 years |
| **Pension and OPEB investments** | | |
| U.S. Government or agency bond/note | 16,801,812 | 12.2 years |
| Corporate bonds | 45,874,028 | 5.1 years |
| Mutual funds - fixed income | 45,060,798 | 6.4 years |

Credit Risk. State law limits investments to specific government securities, certificates of deposits and bank accounts with qualified financial institutions, commercial paper with specific maximum maturities and ratings when purchased, bankers acceptances of specific financial institutions, qualified mutual funds and qualified external investment pools. The City investment policy does not have specific limits in excess of state law on investment credit risk.

As of year-end, the credit quality ratings of fixed income securities are as follows:

| | Pooled Investments | Pension and OPEB Investments | Total |
|---|---|---|---|
| AAA | $ 45,576,805 | $ 16,257,754 | $ 61,834,559 |
| AA to AA- | 33,666,468 | 15,798,698 | 49,465,166 |
| A to A- | 6,687,262 | 35,521,773 | 42,209,035 |
| BBB to BBB- | 956,370 | 30,066,842 | 31,023,212 |
| B to B- | - | 7,951,593 | 7,951,593 |
| CCC or below | - | 235,854 | 235,854 |
| Not rated | 9,513,674 | 1,954,030 | 11,467,704 |
| | $ 96,400,579 | $ 107,786,544 | $ 204,187,123 |

*Custodial Credit Risk – Investments*. For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. State law does not require and the City does not have a policy for investment custodial credit risk. At year end none of the City's investments were subject to custodial credit risk due to one of the following:

- Investments were part of an insured pool
- Investments were book-entry only in the name of the City and were fully insured
- Investments were part of a mutual fund
- Investments were held by an agent in the City's name

*Concentration of Credit Risk.* In compliance with State law, the City's investment policy limits investments to the top two ratings issued by nationally recognized statistical rating organizations. Through its investment policy, the City places a five percent limit on the amount the City may invest in any one issuer.

**Note 4 - Fair Value Measurements**

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities. Level 2 inputs - other than quoted prices - included within Level 1 that are observable for the asset or liability, either directly or indirectly. Level 2 inputs include: a) quoted prices for similar assets or liabilities in active markets; b) quoted prices for identical or similar assets or liabilities in markets that are not active; and c) inputs other than quoted prices that are observable for the asset or liability, such as: (1) interest rates and yield curves observable at commonly quoted intervals; (2) implied volatilities and (3) credit spreads. Finally, Level 3 inputs are unobservable and are based on estimates and assumptions. These levels are determined by the City's investment managers. These are determined at the fund level based on a review of the investment's class, structure, and what kind of securities are held in funds. The investment managers will request the information from the fund manager if necessary.

The City had the following recurring fair value measurements as of June 30, 2025:

| | Level 1 | Level 2 | Total |
|---|---|---|---|
| U.S. government obligations | $ 14,299,893 | $ 28,801,231 | $ 43,101,124 |
| State and municipal bonds | - | 11,813,149 | 11,813,149 |
| Corporate bonds and fixed income commingled funds | 88,338,153 | 6,815,011 | 95,153,164 |
| Common stocks and equity mutual funds | 223,191,985 | - | 223,191,985 |
| Asset backed securities | 1,802,129 | 40,946,942 | 42,749,071 |
| Private equity partnerships | - | 17,738,073 | 17,738,073 |
| Real estate | 2,176,602 | 4,773,260 | 6,949,862 |
| **Total investments at fair value** | $ 329,808,762 | $ 110,887,666 | 440,696,428 |
| | | | |
| **Investments carried at net asset value (NAV)** | | | |
| Pooled investments | | | 14,904,848 |
| **Total investments** | | | $ 455,601,276 |

**Fund Investments - Investments in Entities that Calculate Net Asset Value per Share**
The City holds shares in Michigan CLASS and Comerica Bank J Fund, whereby the fair value of the investment is measured on a recurring basis using net asset value per share (or its equivalent) of the investment pool as a practical expedient.

At year end, the net asset value of the City's investment in Michigan CLASS was $9,515,412 and the net asset value of the City’s investment in Comerica Bank’s J Fund was $5,389,436. The investment pools have no unfunded commitments, specific redemption frequency or redemption notice period required. The investment pools invest in U.S. treasury obligations, federal agency obligations of the U.S. government, high grade commercial paper (rated ‘A-1’ or better) collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies), and approved money-market funds. The programs seek to provide safety, liquidity, convenience, and competitive rates of return, and is designed to meet the needs of Michigan public sector investors. They purchase securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies.

**Fund Investments - Mutual Funds and Separately Managed Accounts (SMAs)**
An open-ended mutual fund, a registered investment company, produces a daily NAV that is validated with a sufficient level of observable activity (i.e., purchases and sales at NAV) to support classification of the fair value measurement as Level 1 in the fair value hierarchy. In this case, the NAV represents the exit value of the security at the measurement date.

The primary rationale to support the classification of Mutual Funds as Level 1 in the fair value hierarchy are: 1) the investments in the funds are required to be measured at fair value (SEC regulated), 2) the NAV is unadjusted and is in all cases the transaction price for purchases and sales (the NAV represents the exit value of the security at the measurement date), 3) there are no restrictions on redemptions and 4) the NAV is made publicly available daily.

The City's investment consultants also typically view SMAs as being reasonably considered Level 1 in the fair value hierarchy. The Fund Investment provides look-through capability to the underlying holdings, which can then be valued at fair market prices with strong liquidity.

**Fund Investments - Commingled Funds and Trusts**
Commingled Funds and Common Trust Funds do not all meet these criteria listed above for mutual funds. A fund administrator typically does not have the transparency into valuation methodology and valuation frequency of each of these pooled investment vehicles to make an accurate appraisal of whether the NAV does represent the exit value of the fund at each measurement date.

For this reason, the City's investment consultant takes a conservative approach with the default position being to consider these investments as Level 2 in the fair value hierarchy.

The net asset value (NAV) of an open-ended fund, whether a registered investment company fund, such as a mutual fund, or certain alternative investment funds, such as a hedge fund, serves as the basis for subscription and redemption transactions for investors in such funds. For investments in funds for which the underlying asset and liabilities are required to be measured at fair value, and where NAV is available, the NAV is generally the most appropriate starting point when determining the fair value measurement for an interest in such fund. However, when valuing such an investment, the holder must estimate the fair value of the interest held, which at times may be different from a value based solely on the NAV of the fund. The holder should also consider various factors including, but not limited to, the attributes of the interest held, including any restrictions or illiquidity on the disposition of the interest, and the holder's requirements to understand and accept the valuations provided by the fund (or modify them if appropriate), to determine the fair value of the interest itself. Depending on the facts and circumstances, the NAV may need to be adjusted depending upon the rights and obligations of the ownership interest and/or other factors. Furthermore, any adjustments to NAV based on unobservable inputs may result in the fair value measurement being categorized as a Level 3 measurement if those inputs are significant to the overall fair value measurement.

## Note 5 - Capital Assets

The capital asset activity of the primary government's governmental and business-type activities is as follows:

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| **Governmental activities** | | | | |
| Capital assets not being depreciated/amortized | | | | |
| Land | $ 37,815,194 | $ - | $ - | $ 37,815,194 |
| Museum artifacts | 2,082,845 | - | - | 2,082,845 |
| Construction-in-progress | 8,557,619 | 12,637,202 | 1,344,861 | 19,849,960 |
| Total capital assets not being depreciated/amortized | 48,455,658 | 12,637,202 | 1,344,861 | 59,747,999 |
| Capital assets being depreciated/amortized | | | | |
| Infrastructure | | | | |
| Major/county/local roads | 298,804,644 | 3,827,215 | - | 302,631,859 |
| Local donated roads | 33,551,524 | - | - | 33,551,524 |
| Sidewalks | 37,686,219 | 943,198 | - | 38,629,417 |
| Drains | 11,288,228 | - | - | 11,288,228 |
| Land improvements | 25,363,308 | 4,950,393 | 1,401,040 | 28,912,661 |
| Buildings and improvements | 98,093,491 | 1,027,346 | 916,479 | 98,204,358 |
| Miscellaneous equipment | 12,374,846 | 1,681,116 | 636,659 | 13,419,303 |
| Office equipment | 3,239,558 | 71,373 | 514,781 | 2,796,150 |
| Vehicles | 26,904,952 | 3,300,423 | 1,074,838 | 29,130,537 |
| Library books/audio visual | 5,911,280 | 695,218 | 592,546 | 6,013,952 |
| Right to use asset - machinery and equipment | 57,297 | - | - | 57,297 |
| Total capital assets being depreciated/amortized | 553,275,347 | 16,496,282 | 5,136,343 | 564,635,286 |
| Less accumulated depreciation/amortization for | | | | |
| Infrastructure | | | | |
| Major/county/local roads | 183,030,474 | 9,532,868 | - | 192,563,342 |
| Local donated roads | 32,630,985 | 149,547 | - | 32,780,532 |
| Sidewalks | 32,304,533 | 482,383 | - | 32,786,916 |
| Drains | 2,580,117 | 238,755 | - | 2,818,872 |
| Land improvements | 9,397,021 | 1,685,922 | 1,401,040 | 9,681,903 |
| Buildings and improvements | 58,621,976 | 2,086,203 | 876,102 | 59,832,077 |
| Miscellaneous equipment | 7,296,263 | 1,355,456 | 636,659 | 8,015,060 |
| Office equipment | 2,846,533 | 142,516 | 514,781 | 2,474,268 |
| Vehicles | 15,142,747 | 1,929,855 | 1,023,597 | 16,049,005 |
| Library books/audio visual | 4,141,594 | 588,110 | 592,546 | 4,137,158 |
| Right to use asset - machinery and equipment | 34,379 | 14,324 | - | 48,703 |
| Total accumulated depreciation/amortization | 348,026,622 | 18,205,939 | 5,044,725 | 361,187,836 |
| Net capital assets being depreciated/amortized | 205,248,725 | (1,709,657) | 91,618 | 203,447,450 |
| Governmental activities capital assets, net | $ 253,704,383 | $ 10,927,545 | $ 1,436,479 | $ 263,195,449 |

| | Beginning Balance | Increases | Decreases | Ending Balance |
|---|---|---|---|---|
| **Business-type activities** | | | | |
| Capital assets not being depreciated/amortized | | | | |
| Land | $ 6,738,504 | $ - | $ - | $ 6,738,504 |
| Construction-in-progress | 13,855,450 | 2,131,733 | 12,073,830 | 3,913,353 |
| Total capital assets not being depreciated/amortized | 20,593,954 | 2,131,733 | 12,073,830 | 10,651,857 |
| Capital assets being depreciated/amortized | | | | |
| Water and sewer transmission and distribution system | 244,156,362 | 12,850,337 | - | 257,006,699 |
| Service connections | 750,121 | - | - | 750,121 |
| Land improvements | 9,614,090 | - | - | 9,614,090 |
| Buildings and improvements | 8,204,194 | 20,388 | - | 8,224,582 |
| Miscellaneous equipment | 3,877,749 | 630,450 | 71,930 | 4,436,269 |
| Vehicles | 1,171,768 | - | 1,171,768 | - |
| Furniture, fixtures and others | 24,500 | - | - | 24,500 |
| Right to use asset - vehicles | - | 892,788 | - | 892,788 |
| Total capital assets being depreciated/amortized | 267,798,784 | 14,393,963 | 1,243,698 | 280,949,049 |
| Less accumulated depreciation/amortization for | | | | |
| Water and sewer transmission and distribution system | 118,731,454 | 5,747,133 | - | 124,478,587 |
| Service connections | 750,121 | - | - | 750,121 |
| Land improvements | 5,027,928 | 237,593 | - | 5,265,521 |
| Buildings and improvements | 7,260,541 | 71,135 | - | 7,331,676 |
| Miscellaneous equipment | 2,101,703 | 338,872 | 95,930 | 2,344,645 |
| Vehicles | 727,732 | - | 727,732 | - |
| Furniture, fixtures and others | 24,500 | - | - | 24,500 |
| Right to use asset - vehicles | - | 47,828 | - | 47,828 |
| Total accumulated depreciation/amortization | 134,623,979 | 6,442,561 | 823,662 | 140,242,878 |
| Net capital assets being depreciated/amortized | 133,174,805 | 7,951,402 | 420,036 | 140,706,171 |
| Business-type capital assets, net | $ 153,768,759 | $ 10,083,135 | $ 12,493,866 | $ 151,358,028 |

Depreciation/amortization expense was charged to functions/programs of the primary government as follows:

| | |
|---|---|
| **Governmental activities** | |
| General government | $ 1,204,395 |
| Public safety | 1,490,829 |
| Public works | 10,719,965 |
| Community and economic development | 83,903 |
| Recreation and culture | 2,903,349 |
| Capital assets held by the City's internal service funds are charged to the various functions based on their usage of the assets | 1,803,498 |
| Total governmental activities | 18,205,939 |
| | |
| **Business-type activities** | |
| Sylvan Glen Golf Course Fund | 227,543 |
| Aquatic Center Fund | 114,110 |
| Sanctuary Lake Golf Course Fund | 255,843 |
| Sewer Fund | 2,131,580 |
| Water Fund | 3,713,485 |
| Total business-type activities | 6,442,561 |
| | |
| Total primary government | $ 24,648,500 |

**Construction Commitments**
As of June 30, 2025, the City had $3,439,931 in construction commitments outstanding for various projects including street improvements, park renovations, water system improvements and sanitary sewer improvements. The commitments will be satisfied using grant funding, millage proceeds and fund balance.

**Note 6 - Interfund Advances and Transfers**

The amounts of interfund advances are as follows as of June 30, 2025:

| Receivable Fund | Payable Fund | Amount |
|---|---|---|
| General Fund | Sanctuary Lake Golf Course Fund | $ 8,298,082 |
| Nonmajor Enterprise Funds in the Aggregate | Sanctuary Lake Golf Course Fund | 3,344,230 |
| General Fund | Nonmajor Enterprise Funds in the Aggregate | 880,302 |
| | | $ 12,522,614 |

Advances represent cash flow assistance from mainly the General Fund and Sylvan Glen Golf Course to meet operating and/or debt service requirements of the sanctuary lake golf course and aquatic center. The advances to the Sanctuary Lake golf course is not expected to be reduced in the subsequent year. The aquatic center advance is expected to be eliminated in the subsequent year as the fund will absorbed by the General Fund. Additional details on this event are described in Note 20.

Interfund transfers reported in the fund statements are as follows as of June 30, 2025:

| Funds Transferred From | Funds Transferred To | Amount |
|---|---|---|
| General Fund | Capital Projects Fund | $ 625,000 |
| Nonmajor Governmental Funds in the Aggregate | General Fund | 1,284 |
| Nonmajor Governmental Funds in the Aggregate | Nonmajor Governmental Funds in the Aggregate | 1,500,000 |
| Nonmajor Governmental Funds in the Aggregate | Capital Projects Fund | 7,790,088 |
| Internal Service Funds in the Aggregate | Internal Service Funds in the Aggregate | 1,000,000 |
| Internal Service Funds in the Aggregate | Nonmajor Enterprise Funds in the Aggregate | 27,039 |
| | | $ 10,943,411 |

**General Fund**
Transfers to the capital projects fund of $625,000 are for new pickleball courts at Firefighters Park.

**Nonmajor Governmental Funds**
The capital projects fund is responsible for all governmental activity type capital projects with the exception of internal service funds. Funding sources include major streets fund and local streets fund transfers to the capital projects fund in the amounts of $4,000,000 and $2,000,000, respectively, representing partial funding for capital street improvements. In addition, the library fund transferred $1,159,339 to the capital projects fund for library capital purchases including collections and the CDBG fund transferred $630,749 for an inclusive park at Boulan Park. The major streets fund transfer to the local streets fund of $1,500,000 represents an allowable redirection of state funding. The cemetery perpetual care fund transferred $1,284 to the general fund for administration charges. The information technology internal service fund transferred $27,039 to the aquatic center fund for information technology expenditures. The worker's comp reserve internal service fund transferred $1,000,000 to the compensated absences internal service fund for its portion of compensated absences costs.

## Note 7 - Leases

**Lease Receivable**
Leases receivable agreements are summarized as follows:

| Description | Agreement Date | Payment Terms | Payment Amount | Interest Rate | Total Lease Receivable |
|---|---|---|---|---|---|
| AT&T Cell Tower | 7/1/2022 | 5 years | $ 39,996 | 3.00% | $ 74,203 |
| AT&T Cell Tower - Sylvan Glen Golf Course | 7/1/2024 | 25 years | 40,000 | 3.00% | 634,815 |
| T-Mobile Cell Tower | 10/8/2003 | 6 years | 22,800 | 2.00% | 42,937 |
| Verizon Cell Tower | 7/1/2022 | 5 years | 27,360 | 2.00% | 43,360 |
| DMC Community Center | 10/24/2022 | 5 years | 32,700 | 3.00% | 70,771 |
| Gun Range | 5/1/2021 | 5 years | 9,264 | 1.01% | 8,730 |
| Flynn Park Roadway | 11/7/2006 | 20 years | 15,000 | 2.00% | 21,290 |
| Tennis Grounds | 5/21/2018 | 10 years | 51,996 | 1.01% | 150,530 |
| Camp Ticonderoga | 5/1/2021 | 5 years | 72,720 | 1.01% | 59,114 |
| | | | | | $ 1,105,750 |

The City collected $314,474 from the lessees for the year ended June 30, 2025, which includes $283,306 in lease revenue and $31,168 in lease interest revenue.

**Lease Liability**
Lease liability agreements are summarized as follows:

| Description | Remaining Term | Payment Amount | Interest Rate | Total Lease Liability |
|---|---|---|---|---|
| Copiers | 1 year | $ 15,850 | Various | $ 9,402 |
| Golf carts | 5 years | 191,312 | Various | 851,324 |
| | | | | $ 860,726 |

Annual requirements to amortize the long-term obligations and related interest are as follows:

| Year Ending | Governmental Activities | | Business-type Activities | |
|---|---|---|---|---|
| June 30, | Principal | Interest | Principal | Interest |
| 2026 | $ 9,402 | $ 218 | $ 172,546 | $ 48,862 |
| 2027 | - | - | 183,773 | 37,636 |
| 2028 | - | - | 195,729 | 25,679 |
| 2029 | - | - | 208,460 | 12,949 |
| 2030 | - | - | 90,816 | 1,437 |
| | $ 9,402 | $ 218 | $ 851,324 | $ 126,563 |

**Note 8 - Long-Term Debt**

The City issues bonds to provide for the acquisition and construction of major capital projects. General obligation bonds are direct obligations and pledge the full faith and credit of the City. Notes from direct borrowing and placements are also general obligations of the City, as well as leases. Other long-term obligations include compensated absences.

State statutes limit the amount of general obligation debt a governmental entity may issue to 10% of its total assessed valuation. The current debt limitation for the City is $882.6 million, which significantly exceeds the City's outstanding general obligation debt subject to limitation of $10.82 million.

Long-term obligation activity is summarized as follows:

| | Amount of Issue | Maturity Date | Interest Rate Ranges | Principal Maturity Ranges | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|---|---|---|---|
| **Governmental activities** | | | | | | | | | |
| Bonds and notes payable | | | | | | | | | |
| General obligation bonds | | | | | | | | | |
| Series 2013 & 2020 DDA Refunding | $ 10,105,000 | 2034 | 0.83 - 2.17% | $805,000 - $1,075,000 | $ 9,060,000 | $ - | $ 680,000 | $ 8,380,000 | $ 805,000 |
| Notes from direct borrowings and direct placements | | | | | | | | | |
| GWK Series 2005 | 41,440 | 2026 | 1.63% | 2,315 | 4,524 | - | 2,209 | 2,315 | 2,315 |
| GWK Series 2007G | 46,242 | 2028 | 1.63% | 2,318 - 2,598 | 10,112 | - | 2,598 | 7,514 | 2,598 |
| GWK Series 2008H | 196,953 | 2029 | 2.50% | 9,727 - 12,213 | 56,761 | - | 11,304 | 45,457 | 11,564 |
| Total notes from direct borrowings and direct placements | | | | | 71,397 | - | 16,111 | 55,286 | 16,477 |
| Total bonds and notes payable | | | | | 9,131,397 | - | 696,111 | 8,435,286 | 821,477 |
| Leases | | | | | 24,309 | - | 14,907 | 9,402 | 9,402 |
| Estimated self-insurance claims | | | | | 1,690,116 | 13,942,181 | 13,448,073 | 2,184,224 | 1,051,141 |
| Fire incentive plan | | | | | 5,416,993 | 3,353,014 | 625,378 | 8,144,629 | 595,502 |
| Compensated absences | | | | | 5,943,843 | 1,875,994 | - | 7,819,837 | 4,839,054 |
| Total governmental activities | | | | | $ 22,206,658 | $ 19,171,189 | $ 14,784,469 | $ 26,593,378 | $ 7,316,576 |
| **Business-type activities** | | | | | | | | | |
| Bonds and notes payable | | | | | | | | | |
| General obligation bonds | | | | | | | | | |
| Golf Course Series 2022 | $ 4,620,000 | 2028 | 4.00% | $775,000 - $855,000 | $ 3,225,000 | $ - | $ 785,000 | $ 2,440,000 | $ 775,000 |
| Notes from direct borrowings and direct placements | | | | | | | | | |
| Sanctuary Lake Golf Course Note Payable | 301,909 | 2025 | - | - | 36,501 | - | 36,501 | - | - |
| Sylvan Glen Golf Course Note Payable | 301,909 | 2025 | - | - | 36,501 | - | 36,501 | - | - |
| Total notes from direct borrowings and direct placements | | | | | 73,002 | - | 73,002 | - | - |
| Issuance premiums | | | | | 251,299 | - | 62,824 | 188,475 | 62,825 |
| Total bonds and notes payable | | | | | 3,549,301 | - | 920,826 | 2,628,475 | 837,825 |
| Leases | | | | | - | 892,788 | 41,464 | 851,324 | 172,546 |
| Total business-type activities | | | | | $ 3,549,301 | $ 892,788 | $ 962,290 | $ 3,479,799 | $ 1,010,371 |

Annual debt service requirements to maturity for the above obligations are as follows:

| | Governmental Activities | | | | Business-type Activities | |
|---|---|---|---|---|---|---|
| | | | Notes from Direct Borrowings and | | | |
| Year Ending | Bonds | | Direct Placements | | Bonds | |
| June 30, | Principal | Interest | Principal | Interest | Principal | Interest |
| 2026 | $ 805,000 | $ 133,284 | $ 16,477 | $ 950 | $ 775,000 | $ 82,100 |
| 2027 | 840,000 | 125,135 | 14,551 | 590 | 810,000 | 50,400 |
| 2028 | 1,075,000 | 113,472 | 14,531 | 250 | 855,000 | 17,100 |
| 2029 | 1,040,000 | 98,180 | 9,727 | - | - | - |
| 2030 | 1,000,000 | 81,125 | - | - | - | - |
| 2031-2035 | 3,620,000 | 145,522 | - | - | - | - |
| | $ 8,380,000 | $ 696,718 | $ 55,286 | $ 1,790 | $ 2,440,000 | $ 149,600 |

## Component Units

The following is a summary of long-term liability transactions of the City's component units for the year ended June 30, 2025:

| | Amount of Issue | Maturity Date | Interest Rate Ranges | Principal Maturity Ranges | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|---|---|---|---|---|---|---|---|---|---|
| **Component units** | | | | | | | | | |
| Downtown Development Authority | | | | | | | | | |
| Obligated tax captures | | | | | | | | | |
| City issued 2020 DDA Refinancing Debt | $ 10,105,000 | 2034 | 0.83 - 2.17% | $805,000 - $1,075,000 | $ 9,060,000 | $ - | $ 680,000 | $ 8,380,000 | $ 805,000 |

The Troy Downtown Development Authority (DDA) has pledged future tax captures to reimburse the City for principal and interest payments for debt issued by the City in the Series 2013 & 2020 general obligation bonds to refinance DDA general obligation debt.

The annual debt requirements to maturity for all component unit long-term obligations as of June 30, 2025 are as follows:

| Year Ending June 30, | Component Unit - Downtown Development Authority Obligated Tax Captures | |
|---|---|---|
| | Principal | Interest |
| 2026 | $ 805,000 | $ 133,284 |
| 2027 | 840,000 | 125,135 |
| 2028 | 1,075,000 | 113,472 |
| 2029 | 1,040,000 | 98,180 |
| 2030 | 1,000,000 | 81,125 |
| 2031-2034 | 3,620,000 | 145,522 |
| | $ 8,380,000 | $ 696,718 |

**Note 9 - Net Investment in Capital Assets**

The composition of net investment in capital assets as of year end, was as follows:

| | Governmental Activities | Business-type Activities |
|---|---|---|
| Capital assets | | |
| Capital assets not being depreciated | $ 59,747,999 | $ 10,651,857 |
| Capital assets, net of accumulated depreciation | 203,447,450 | 140,706,171 |
| Total capital assets | 263,195,449 | 151,358,028 |
| Less related debt | | |
| General obligation bonds | (8,380,000) | (2,440,000) |
| Notes from direct borrowing and direct placements | (55,286) | - |
| Leases | (9,402) | (851,324) |
| Unamortized bond premiums | - | (188,475) |
| Deferred charge on bond refunding | 65,668 | 174,455 |
| Add back debt not related to capital assets | 8,314,332 | - |
| Total related debt | (64,688) | (3,305,344) |
| Net investment in capital assets | $ 263,130,761 | $ 148,052,684 |

**Note 10 - Risk Management**

The City has entered into a public entity risk pool with other Michigan units of government as an individual member for its general liability, property damage insurance including auto and public officials' liability and contractors equipment. The City's maximum deductible for property coverage is $1,000 per occurrence. The liability maximum self-insured retention is $500,000 per occurrence with an aggregate stop loss of $1,000,000 per policy year for both property and liability.

The City accounts for transactions related to these risks in accordance with GASB No. 10, *Accounting and Financial Reporting for Risk Financing and Related Insurance Issues,* which states that a liability for claims must

be reported if information prior to the issuance of the financial statements indicates it is probable that a liability has been incurred at the date of the financial statements, and the amount of the loss can be reasonably estimated.

No settlements have exceeded insurance coverage during the last three years. The City has made no significant reductions in insurance coverage during the year. The City has received no indication that any significant losses exist at June 30, 2025.

The following are the changes in incurred but not reported (IBNR) estimates:

| Year Ended June 30, | Beginning Balance | Additions | Deductions | Ending Balance |
|---|---|---|---|---|
| 2023 | $ 1,424,825 | $ 9,288,699 | $ (9,316,112) | $ 1,397,412 |
| 2024 | 1,397,412 | 11,975,842 | (11,683,138) | 1,690,116 |
| 2025 | 1,690,116 | 13,942,181 | (13,448,073) | 2,184,224 |

The City has also entered into a public entity risk pool with other Michigan units of government for its workers compensation insurance.

**Note 11 - Litigation and Contingent Liabilities**

**Litigation**
The City is a defendant to various claims, legal actions and complaints arising in the ordinary course of business. The City denies the allegations and plans a vigorous defense. In the opinion of legal counsel, all such matter as indicated above are adequately covered by insurance, or if not so covered, are without merit or of such kind, or involve such amounts that an unfavorable disposition would not have a material effect on the financial position of the City.

**Tax Appeals to the Michigan Tax Tribunal**
The City has outstanding property tax assessment appeals totaling approximately $101,030,000 in contended taxable values to the Michigan Tax Tribunal. If the City is not successful with a portion of these appeals, the City's share of the tax to be refunded would be the levied millage rate (approximately $10 per thousand of taxable value) plus interest. Due to historical losses, the assessor has estimated that approximately 40.77% of the contested value may be refunded to that effect. As a result, the City has recorded a total liability of $266,203 in the General Fund, $44,640 in the Refuse Fund, $44,050 in the Library Fund and $49,080 in the Capital Projects Fund.

**Note 12 - Property Taxes**

Property taxes are recorded on the modified accrual basis of accounting and are levied and become a lien on July 1st on the taxable valuation of the property located within its boundaries as of the preceding December 31st. Taxable value is determined by the prior year's taxable value plus 5% or the Consumer Price Index whichever is less, starting with the 1994 state equalized value as the base taxable value. Assessed values are equalized by the State, to closely approximate fifty percent of estimated current market value. The final taxable value of real and personal property subject to property tax within the City for the fiscal 2024-2025 levy was $6,602,980,320. The City's operating tax rate was 6.50 mills for the same year with additional mills of 1.09 for refuse removal and disposal, 1.0756 for library operations, and 1.1984 for capital preservation and improvements.

In addition to collecting their own taxes, the City also acts as collection agent for all overlapping governments and school districts within its boundaries, which includes seven school districts, two intermediate school districts, a community college, and Oakland County.

City taxes are received in one installment, collectible from July 1st to September 1st. Any real property taxes not paid by March 1st, following the due date, are reimbursed by the County. The County Treasurer takes over collection responsibility at that date, as well as delinquent personal property taxes.

The City is occasionally ordered by the Michigan Tax Tribunal to refund taxes already collected and recorded into revenue. It is, therefore, the City's policy to compensate for doubtful accounts, as well as refunds of taxes already collected through use of an allowance for doubtful taxes receivable and as assigned general fund balance.

**Note 13 - Tax Abatements**

The City provides tax abatements under three programs: The Industrial Facility Tax Half Rate Program, the Payment in Lieu of Taxes (PILOT) Program and the Brownfield Redevelopment Program.

The Industrial Facility Tax - Half Rate Program is intended to reduce economic obsolescence, provide homogenous industrial areas and increase employment opportunities. The Program is established under Michigan P.A. 198 of 1974. The Program qualifications are further defined under City Council Resolution 2010-08-173. The abatements equal 50% of the millage applied to 100% of the taxable value of the real and personal property, are administered as a reduction in the tax bill, and can last for up to six years. Abatements are obtained through application by the property owner or leasee and require subsequent provision by the applicant of proof that the qualifications have been met. There are no provisions for recapturing abated taxes. No other commitments were made by the City as part of those agreements.

The Payment in Lieu of Taxes (PILOT) Program is designed to provide tax abatements for owners of multi-family residential units that provide housing to low income residents. There are only two such properties that qualify for the Program in the City and is established by local ordinances. The Program qualifications include providing a percentage of low income housing units in the development and the property owner must have an outstanding mortgage. The abatements are obtained through an application process by the property owner prior to leasing to prospective tenants. The payments in lieu of taxes are calculated on a formula that takes into account the Potential Gross Income of the property less vacancies and applies a rate as determined by the State of Michigan.

The Brownfield Redevelopment Program is designed to implement Brownfield Plans, create Brownfield Redevelopment Zones, promote revitalization, and the redevelopment and reuse of distressed properties within the City using a tax abatement incentive. The program is established under the Brownfield Redevelopment Financing Act, Act 381 of 1996. Tax abatements are equal to 100% of the tax revenues captured on the taxable value and are administered as refunds to eligible participants. Refunds are further limited to the total approved and expended redevelopment costs by the taxpayer as authorized under the Act.

| Tax Abatement Program | Amount of Taxes Abated During Fiscal Year |
|---|---|
| Industrial Facility Tax - Half Rate | $ 5,623 |
| Payment in Lieu of Taxes (PILOT) | 173,418 |
| Brownfield Redevelopment | 176,869 |
| Total tax abatements | $ 355,910 |

## Note 14 - Defined Benefit Pension Plan

### Employee Retirement System

*Plan Administration.* The City of Troy Employee Retirement System (ERS), under the authorization of the City Code chapter 10, administers the City's employee pension plan covering all full-time general and public safety employees of the City. The single employer defined benefit plan provides retirement benefits based on credited service time and average compensation with death and disability benefits, and under some circumstances, payments to dependents. Separate financial statements are not issued for the Plan.

Management of the pension plan is vested in the ERS Board, which consists of five voting members and one nonvoting ex-officio member. One of the voting members is designated by their position which is the City Manager. Two of the voting members are elected by plan members. One voting member of City Council as selected by the Council and one voting citizen, who is an elector of the City and who is not a member of the system and who is not a member of City Council, as appointed by City Council.

Plan Membership. At December 31, 2024, pension plan membership consisted of the following:

| | |
|---|---|
| Inactive employees or beneficiaries currently receiving benefits | 344 |
| Inactive employees entitled to, but not yet receiving benefits | 3 |
| Active employees | 12 |
| | 359 |

The defined benefit pension plan is closed to new members.

*General plan members.* Retirement benefits are calculated as 2.25% of the average of the member's best 3-year eligible wages over the last ten years times the member's years, and fractions thereof, of service. Members between the ages of 50 and 62 will receive an additional benefit equal to the amount if the calculation used a multiplier .25% greater. A member who has 27 or more years of service may retire on or after attainment of age 50. A member who has 25 years of service may retire on or after attainment of age 55. Members of the Troy Fire Staff Officers Association may retire at any age with 25 years of service.

General plan members are eligible for non-duty disability benefits after 10 years of service (AFSCME and MAP members 5 years of service) and for duty-related disability benefits upon hire. Disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately and shall not be less than the amount it would be if they had attained 10 years of credited service.

General plan member surviving spouses and dependent children are eligible for non-duty death benefits if the member has 10 or more years of credited service. Benefits are calculated as if the member retired the preceding day of death using the pension calculation above. Duty death benefits are calculated in the same manner as non-duty death benefits with the exception that pension benefits cannot be less than 25% of the members final average compensation. Duty death benefits for members of the Troy Fire Staff Officers Association cannot be less than 50% of the members final average compensation.

*Public safety members which include Troy Police Officers Association and Troy Command Officers Association*. Retirement benefits are calculated as 2.8% for the first 25 years and 1% per year thereafter of the average of the member's best 3-year eligible wages over the last ten years times the member's years, and fractions thereof, of service. The pension benefit is capped at 75% of final average compensation. A member may retire at any age with 25 or more years of service.

Public safety members are eligible for non-duty disability benefits after 5 years of service and for duty-related disability benefits upon hire. Non-duty disability retirement benefits are determined in the same manner as retirement benefits but are payable immediately and shall not be less than the amount it would be if they had attained 10 years of credited service. Duty disability benefits shall not be less than two-thirds of final average compensation during the period they are in receipt of worker's compensation.

Public safety members' surviving spouses and dependent children are eligible for non-duty death benefits if the member has 10 or more years of credited service. Benefits are calculated as if the member retired the preceding day of death using the pension calculation above. Duty death benefits are calculated in the same manner as non-duty death benefits with the exception that pension benefits cannot be less than 50% of the members final average compensation.

*Contributions*. Employee contributions for classified and exempt employees is 5% of eligible wages. Members of collective bargaining groups contribution are directed by contract. The Board establishes rates based on an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of plan members. For the year ended June 30, 2025, the active member contribution rate was between 1.5% and 4.5% of their annual covered salary, depending on bargaining unit, and the City's average contribution rate was 0.0% of annual eligible wages.

*Investment allocation policy.* The pension plan's policy in regard to the allocation of invested assets is established and may be amended by the ERS Board by a majority vote of its members. It is the policy of the ERS Board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The pension plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

*Long-term expected rate of return*. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2025 are summarized in the following table:

| Asset Class | Target Allocation | Long-term Expected Real Rate of Return | Expected Money-Weighted Rate of Return |
|---|---|---|---|
| Global equities (domestic 40% and international 19%) | 59.00% | 5.70% | 3.37% |
| Fixed income | 29.00% | 1.20% | 0.35% |
| Real estate | 7.00% | 6.00% | 0.42% |
| Cash | 5.00% | 1.00% | 0.05% |
| | 100.00% | | 4.19% |
| Inflation expectation | | | 2.50% |
| Risk adjustments | | | -0.19% |
| **Investment rate of return** | | | 6.50% |

Rate of return. For the year ended June 30, 2025, the annual money-weighted rate of return on pension plan investments, net of pension plan investment expenses, was 13.18%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. The long-term rate of return is estimated at 6.50%.

*Changes in the net pension asset.* The components of the change in the net pension asset are summarized as follows:

| | Total Pension Liability (a) | Plan Fiduciary Net Position (b) | Net Pension Asset (a) - (b) |
|---|---|---|---|
| Balances at June 30, 2024 | $ 157,939,222 | $ 221,913,599 | $ (63,974,377) |
| Changes for the year: | | | |
| Service cost | 359,547 | - | 359,547 |
| Interest | 9,859,880 | - | 9,859,880 |
| Differences between expected and actual experience | 625,392 | - | 625,392 |
| Employee contributions | - | 53,138 | (53,138) |
| Net investment income | - | 28,053,419 | (28,053,419) |
| Benefit payments, including refunds of employee contributions | (13,056,942) | (13,056,942) | - |
| Administrative expense | - | (217,170) | 217,170 |
| Net changes | (2,212,123) | 14,832,445 | (17,044,568) |
| Balances as of June 30, 2025 | $ 155,727,099 | $ 236,746,044 | $ (81,018,945) |

*Pension Plan Fiduciary Net Position.* The plan's fiduciary net position as a percentage of the total pension liability was 152.03% at June 30, 2025.

*Actuarial assumptions.* The total pension liability was determined by an actuarial valuation as of December 31, 2024 with a measurement and reporting date of June 30, 2025. The following actuarial assumptions were applied to all periods included in the measurement:

| | |
|---|---|
| Actuarial cost method | Entry age normal |
| Inflation | 2.50%; no explicit price inflation assumption is used in this valuation |
| Salary increases (including inflation) | 3.50% to 7.50%, including inflation |
| Investment rate of return | 6.50% |
| Long-term municipal bond rate | 5.20% |
| Retirement age | Age-based table of rates that are specific to the type of eligibility condition. First used for the 2023 valuation. |
| Mortality rates | PubG-2010 Amount-weighted, Employee, Healthy Retiree and Disabled Retiree Mortality tables for males and females with fully generational projection with the MP-2021 mortality improvement scale. |

*Actuarial assumption changes.* There were no assumption changes since the last measurement period.

*Single discount rate.* A single discount rate of 6.50% was used to measure the total pension liability. This single discount rate was based on the expected rate of return on investments of 6.50%. The projection of cash flows used to determine this single discount rate assumed that member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially

determined contribution rates and the member rate. Based on these assumptions, the fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return on the Retirement System's investments was applied to all periods of projected benefit payments to determine the total pension liability.

*Sensitivity of the net pension asset to changes in the discount rate.* The following presents the net pension asset, calculated using a single discount rate of 6.50%, as well as what the net pension asset would be if it were calculated using a single discount rate that is 1-percentage-point lower or 1-percentage-point higher:

| 1% Decrease | Current Discount Rate | 1% Increase |
|---|---|---|
| $ (66,334,293) | $ (81,018,945) | $ (93,544,424) |

*Pension Expense and Deferred Inflows of Resources Related to Pensions.* For the year ended June 30, 2025, the City recognized pension expense of $(9,705,847). At June 30, 2025, the City reported pension-related deferred inflows of resources from the following sources:

| | Deferred Inflows of Resources | Total to Amortize |
|---|---|---|
| Net difference between projected and actual earning on plan investments | $ (12,473,268) | $ (12,473,268) |

Amounts reported as pension-related deferred inflows of resources will be recognized in pension expense as follows:

| Year ended June 30, | |
|---|---|
| 2026 | $ 2,411,935 |
| 2027 | (7,134,790) |
| 2028 | (4,938,668) |
| 2029 | (2,811,745) |
| | $ (12,473,268) |

**Note 15 - Retiree Healthcare Trust (OPEB) Plan**

**Plan Description**

*Plan Administration.* The City of Troy Retiree Healthcare Trust (RHC), under authorization of the Public Employee Health Care Act, Public Act 149 of 1999 (MCL 38.1211 et seq.) and constituting a governmental trust pursuant to Section 115 of the Internal Revenue Code of 1986, as amended, administers the City's employee retiree healthcare plan covering all full-time general and public safety employees of the City. The single employer defined benefit OPEB plan provides retirement healthcare based on credited service time with death and disability benefits, and under some circumstances, payments for dependents. The plan does not issue separate stand-alone financial statements and administrative costs are paid by the plan through employer contributions.

Management of the OPEB plan is vested in the RHC Board, which consists of five voting members and one nonvoting ex-officio member. One of the voting members is designated by their position which is the City Manager. Two of the voting members are elected by plan members. One voting member of City Council as selected by the Council and one voting citizen, who is an elector of the City and who is not a member of the

system and who is not a member of City Council, as appointed by City Council.

*Plan Membership.* At December 31, 2024, plan membership consisted of the following:

| | |
|---|---|
| Inactive employees or beneficiaries currently receiving benefits | 392 |
| Active employees | 105 |
| | 497 |

The defined benefit OPEB plan is closed to new members.

*Benefits Provided.* The City provides certain healthcare benefits in accordance with the bargaining group agreements and other requirements as established at the time of retirement. All bargaining group agreements vested 4% of retiree healthcare insurance premiums per year of active service with a maximum vesting percentage of 100%. All groups have an age and years of service requirement before benefits will be provided. These age and service requirements are the same as established in the defined benefit pension plan (ERS).

*Spouses of living retirees are eligible for retiree healthcare coverage through the City*. Only the spouse named at the time of retirement is eligible. Surviving spouses of deceased retirees are eligible for retiree healthcare coverage through the City if the surviving spouse is receiving a survivor's defined benefit pension or is the spouse of a defined contribution member. The surviving spouse's benefit amount is equal to a retiree's one person coverage.

Members and spouse are required to enroll in Medicare Parts A & B, unless required by their insurance carrier. Premium for Medicare Part B, if elected, is the responsibility of the retiree or spouse.

Members retiring under deferred retirement conditions are not eligible for retiree healthcare through the City. The plan provides duty disability benefits with no age or service requirements and benefits commence immediately. Nonduty disability are provided to members with five years of service (ten years for Classified/Exempt and MAP employees) and benefits commence immediately.

The plan provides duty death benefits with no age or service requirements and benefits commence immediately. The plan also provides non-duty death benefits for members with ten or more years of service. These benefits also commence immediately.

*Contributions.* There are no required employee contributions to the plan. Employer contributions are established based on an actuarially determined rate recommended by an independent actuary. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by plan members during the year, with an additional amount to finance any unfunded accrued liability over a twenty-five-year period. The City is not required to contribute the actuarially determined rate but has an established and long history of making the contribution. For the year ended June 30, 2025, the City's average contribution rate was 13.92% of eligible wages.

**Investments**

*Investment allocation policy*. The OPEB plan's policy in regard to the allocation of invested assets is established and may be amended by the RHC Board by a majority vote of its members. It is the policy of the RHC Board to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The OPEB plan's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

*Long-term expected rate of return.* The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan's target asset allocation as of June 30, 2025 are summarized in the following table:

| Asset Class | Target Allocation | Long-term Expected Real Rate of Return | Expected Money-Weighted Rate of Return |
|---|---|---|---|
| Global equities (domestic 40% and international 19%) | 59.00% | 5.70% | 3.37% |
| Fixed income | 29.00% | 1.20% | 0.35% |
| Real estate | 7.00% | 6.00% | 0.42% |
| Cash | 5.00% | 1.00% | 0.05% |
| | 100.00% | | 4.19% |
| Inflation expectation | | | 2.50% |
| Risk adjustments | | | -0.19% |
| **Investment rate of return** | | | 6.50% |

*Rate of return.* For the year ended June 30, 2025, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expenses, was 13.42%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested. The long-term rate of return is estimated at 6.50%.

*Changes in the net OPEB liability.* The components of the change in the net OPEB liability are summarized as follows:

| | Total OPEB Liability (a) | Plan Fiduciary Net Position (b) | Net OPEB Liability (a) - (b) |
|---|---|---|---|
| Balances at June 30, 2024 | $ 134,702,962 | $ 121,434,299 | $ 13,268,663 |
| Changes for the year: | | | |
| Service cost | 1,034,846 | - | 1,034,846 |
| Interest | 8,579,461 | 16,126,400 | (7,546,939) |
| Differences between expected and actual experience | (5,993,922) | - | (5,993,922) |
| Changes of assumptions | 8,303,681 | - | 8,303,681 |
| Employer contributions | - | 1,674,465 | (1,674,465) |
| Benefit payments, including refunds of employee contributions | (6,457,370) | (6,457,370) | - |
| Administrative expense | - | (37,416) | 37,416 |
| Other changes | 624,572 | 259,327 | 365,245 |
| Net changes | 6,091,268 | 11,565,406 | (5,474,138) |
| Balances as of June 30, 2025 | $ 140,794,230 | $ 132,999,705 | $ 7,794,525 |

*OPEB Plan Fiduciary Net Position.* The plan's fiduciary net position as a percentage of the total OPEB liability was 94.46% at June 30, 2025.

*Actuarial assumptions.* The total OPEB plan liability was determined by an actuarial valuation as of December 31, 2024 with a measurement and reporting date of June 30, 2025. The following actuarial assumptions were applied to all periods included in the measurement.

| | |
|---|---|
| Actuarial cost method | Entry age normal |
| Inflation | 2.50% |
| Salary increases | 3.50% to 7.50%, including inflation |
| Investment rate of return | 6.5%, net of OPEB plan investment expense, including inflation |
| Healthcare cost trend rates | Pre-Medicare Trend starting at 7.25% and gradually decreasing to an ultimate trend rate of 3.50%. Medicare Trend starting at 6.50% and gradually decreasing to an ultimate trend rate of 3.50%. |
| Mortality rates | PubG2010 amount-weighted |

*Actuarial assumption changes.* There were no assumption changes since the last measurement period.

*Single discount rate.* A single discount rate of 6.50% was used to measure the total OPEB plan liability. This single discount rate was based on the expected rate of return on investments of 6.50%. The projection of cash flows used to determine this single discount rate assumed that employer contributions will be made at rates equal to the actuarially determined contribution rates. Based on these assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

*Sensitivity of the net OPEB liability to changes in the discount rate.* The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current discount rate:

| 1% Decrease | Current Discount Rate | 1% Increase |
|---|---|---|
| $ 25,674,501 | $ 7,794,525 | $ (5,961,684) |

*Sensitivity of the net OPEB liability to changes in the healthcare cost trend rates.* The following presents the net OPEB liability of the City, calculated using the healthcare cost trend rates of 7.50 percent decreasing to 3.50 percent, as well as what the City's net OPEB liability would be if it were calculated using the healthcare cost trend rates that are 1% lower or 1% higher than the current healthcare cost trend rates:

| 1% Decrease | Current Healthcare Cost Trend Rate Assumption | 1% Increase |
|---|---|---|
| $ (7,025,324) | $ 7,794,525 | $ 26,872,196 |

*OPEB Expense and Deferred Inflows of Resources Related to OPEB.* For the year ended June 30, 2025, the City recognized OPEB expense of $1,692,603. At June 30, 2025, the City reported deferred inflows of resources related to OPEB from the following sources:

| | Deferred Inflows of Resources | Total to Amortize |
|---|---|---|
| Net difference between projected and actual earning on plan investments | $ (7,723,055) | $ (7,723,055) |

Amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

| Year ended June 30, | |
|---|---|
| 2026 | $ 1,128,111 |
| 2027 | (4,410,695) |
| 2028 | (2,762,504) |
| 2029 | (1,677,967) |
| | $ (7,723,055) |

For governmental activities, the net OPEB liability for the retiree healthcare trust plan is generally liquidated by the general fund.

## Note 16 - Combining Financial Information – Pension and Other Postemployment Trust Funds

### Statement of Fiduciary Net Position

| | Employee Retirement System | Retiree Healthcare Trust Fund | Total |
|---|---|---|---|
| **Assets** | | | |
| Cash and cash equivalents | $ 5,045,017 | $ 3,538,953 | $ 8,583,970 |
| Investments, at fair value | | | |
| U.S. government securities and agencies | 11,566,237 | 3,436,445 | 15,002,682 |
| Asset backed securities | 929,865 | 872,264 | 1,802,129 |
| Corporate bonds and fixed income commingled funds | 60,169,758 | 34,983,405 | 95,153,163 |
| Common stocks and equity mutual funds | 140,843,825 | 82,896,371 | 223,740,196 |
| Private equity partnerships | 10,992,905 | 6,745,168 | 17,738,073 |
| Real estate | 6,949,862 | - | 6,949,862 |
| Interest receivable | 290,571 | 292,622 | 583,193 |
| Due from other units of government | - | 235,082 | 235,082 |
| Total assets | 236,788,040 | 133,000,310 | 369,788,350 |
| **Liabilities** | | | |
| Accounts payable | 41,996 | 605 | 42,601 |
| **Net Position** | | | |
| Restricted for | | | |
| Pension benefits | 236,746,044 | - | 236,746,044 |
| Retiree healthcare benefits | - | 132,999,705 | 132,999,705 |
| Total net position | $ 236,746,044 | $ 132,999,705 | $ 369,745,749 |

**Statement of Changes in Fiduciary Net Position**

| | Employee Retirement System | Retiree Healthcare Trust Fund | Total |
|---|---|---|---|
| **Additions** | | | |
| Contributions | | | |
| Employer | $ - | $ 1,674,465 | $ 1,674,465 |
| Plan members | 53,138 | 691,486 | 744,624 |
| Total contributions | 53,138 | 2,365,951 | 2,419,089 |
| Investment earnings (loss) | | | |
| Interest | 1,413,325 | 1,013,371 | 2,426,696 |
| Dividends | 5,821,739 | 3,160,232 | 8,981,971 |
| Net adjustment in fair value of investments | 21,439,130 | 12,231,519 | 33,670,649 |
| Investment expense | (620,775) | (278,722) | (899,497) |
| Net investment earnings | 28,053,419 | 16,126,400 | 44,179,819 |
| Total additions | 28,106,557 | 18,492,351 | 46,598,908 |
| **Deductions** | | | |
| Benefits - pension | 13,056,942 | - | 13,056,942 |
| Benefits - retiree healthcare | - | 6,876,960 | 6,876,960 |
| Administrative expenses | 217,170 | 49,985 | 267,155 |
| Total deductions | 13,274,112 | 6,926,945 | 20,201,057 |
| **Change in net position** | 14,832,445 | 11,565,406 | 26,397,851 |
| Restricted net position, beginning | | | |
| Pension benefits | 221,913,599 | - | 221,913,599 |
| Retiree healthcare benefits | - | 121,434,299 | 121,434,299 |
| Total restricted net position, beginning | 221,913,599 | 121,434,299 | 343,347,898 |
| Restricted net position, ending | | | |
| Pension benefits | 236,746,044 | - | 236,746,044 |
| Retiree healthcare benefits | - | 132,999,705 | 132,999,705 |
| **Total restricted net position, ending** | $ 236,746,044 | $ 132,999,705 | $ 369,745,749 |

## Note 17 - Defined Contribution Pension Plan

The City maintains a defined contribution plan (DCP) administered by Mission Square Retirement, which qualifies under the Internal Revenue Code Section 401(a). Classified, Exempt and Fire Staff Officers in the City's Employees Retirement System were given the option to transfer to the DCP by December 31, 1997. Employees who elected to transfer to the DCP had their individually actuarially determined earned retirement benefits in the Employees Retirement System determined as of the date of election to transfer to the DCP. In 1998, the City afforded the option to AFSCME members of the Employees Retirement System to elect a transfer to the DCP, of which 41 employees elected such transfer. In 1999, the City afforded the option to MAP members of the Employees Retirement System to elect a transfer to the DCP, of which 29 employees elected such transfer. In 2000, the City afforded the option to TCOA members of the Employees Retirement System to elect a transfer to the DCP, of which 20 employees elected such transfer. In 2002, the City afforded the option to TPOA members of the Employees Retirement System to elect a transfer to the DCP of which 19 employees elected such transfer.

The DCP is also in effect for all new full-time employees. Total membership in the DCP as of June 30, 2025 was 413.

The DCP maintains a schedule of vesting as follows: participants who transferred from the Employees Retirement System are fully vested. For new hires the following schedule applies: 50% vested after 3 years, 75% vested after 4 years and 100% vested after 5 years. Employees contribute 3 to 6 percent of their salary, while the employer contributes 8 to 13 percent. All contributions are remitted to a third-party plan administrator.

The DCP was established by City Council resolution and any amendments to the plan would require City Council approval.

The City's payroll for employees covered by the DCP for the year ended June 30, 2025, was $33,933,099. The required contributions, which matched those actually made, were $1,585,540 by employees and $3,474,267 by the City, representing 5.0 percent and 10.0 percent of covered payroll, respectively.

## Note 18 - Fund Balances - Governmental Funds

In accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, the City classifies fund balances based primarily on the extent to which it is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Detailed information on fund balances of governmental funds is as follows:

| | General Fund | Capital Projects Fund | Nonmajor Governmental Funds | Total |
|---|---|---|---|---|
| **Nonspendable** | | | | |
| Inventories | $ 541,215 | $ - | $ - | $ 541,215 |
| Prepaid items | 1,825,122 | 2,524,434 | 2,472 | 4,352,028 |
| Permanent fund corpus | - | - | 164,000 | 164,000 |
| Advance to Sanctuary Lake Golf Course | 8,298,082 | - | - | 8,298,082 |
| Advance to Aquatic Center | 880,302 | - | - | 880,302 |
| **Total nonspendable** | 11,544,721 | 2,524,434 | 166,472 | 14,235,627 |
| **Restricted** | | | | |
| Special revenue funding source restrictions: | | | | |
| Public safety | - | - | 1,489,487 | 1,489,487 |
| Highways and streets | - | - | 5,294,964 | 5,294,964 |
| Sanitation | - | - | 2,588,187 | 2,588,187 |
| Library | - | - | 4,213,737 | 4,213,737 |
| Other | - | - | 10,249 | 10,249 |
| Cemetery perpetual care | - | - | 84,315 | 84,315 |
| Capital improvements | - | 9,296,845 | - | 9,296,845 |
| **Total restricted** | - | 9,296,845 | 13,680,939 | 22,977,784 |
| **Assigned** | | | | |
| Insurance claims | 3,000,000 | - | - | 3,000,000 |
| Tax appeals | 270,000 | - | - | 270,000 |
| Subsequent years budget | 2,329,194 | - | - | 2,329,194 |
| Firefighter Incentive Plan | 2,000,000 | - | - | 2,000,000 |
| **Total assigned** | 7,599,194 | - | - | 7,599,194 |
| **Unassigned** | 34,331,985 | - | - | 34,331,985 |
| **Total fund balances** | $ 53,475,900 | $ 11,821,279 | $ 13,847,411 | $ 79,144,590 |

## Note 19 - Budget Stabilization Fund

The City has established a budget stabilization fund by adopting a City ordinance in accordance with PA 30 of 1978 - MCL 144.441. The City Council may appropriate all or part of a surplus in the general fund to the Budget Stabilization Fund. The amount in the Budget Stabilization Fund shall not exceed 15% of the City's most recent general fund budget as originally adopted or 15% of the average of the City's five most recent general fund budgets, as amended, whichever is less. Appropriations from the Budget Stabilization Fund may be used to cover any general fund deficit, prevent a reduction in the level of services when revenues are not being collected in a sufficient manner or when the subsequent year budget indicates a shortfall, and to cover expenses arising from a natural disaster unless federal or state funds are received to offset the appropriation. In accordance with Governmental Accounting Standards Board (GASB) Statement number 54, the Budget Stabilization Fund has been included as part of the general fund for reporting purposes. Any residual fund balance is reported as unassigned in the general fund.

## Note 20 - Subsequent Event

Subsequent to year-end, the Aquatic Center Fund will be closed, and all operations will be integrated into the General Fund. The advance to the Aquatic Center Fund from the General Fund will be eliminated. This will be reflected in the financial statements for the fiscal year ending June 30, 2026.

# REQUIRED SUPPLEMENTARY INFORMATION

# City of Troy, Michigan
## Required Supplementary Information
## Employee Retirement System
## Schedule of Changes in Net Pension Asset and Related Ratios
## For the Year Ended June 30, 2025

| Fiscal year ended June 30, | 2025 | 2024 | 2023 | 2022 | 2021 |
|---|---|---|---|---|---|
| **Total Pension Liability** | | | | | |
| Service cost | $ 359,547 | $ 366,144 | $ 516,493 | $ 713,220 | $ 832,121 |
| Interest | 9,859,880 | 9,983,086 | 10,146,576 | 10,248,059 | 10,081,514 |
| Changes of benefit terms | - | - | - | - | - |
| Experience differences | 625,392 | 71,533 | (295,313) | (60,178) | 1,144,561 |
| Changes in assumptions | - | 707,057 | - | - | 2,445,899 |
| Benefit payments and refunds | (13,056,942) | (12,984,283) | (12,639,161) | (12,100,440) | (11,672,985) |
| Net change in total pension liability | (2,212,123) | (1,856,463) | (2,271,405) | (1,199,339) | 2,831,110 |
| Total pension liability - beginning | 157,939,222 | 159,795,685 | 162,067,090 | 163,266,429 | 160,435,319 |
| Total pension liability - ending (a) | $ 155,727,099 | $ 157,939,222 | $ 159,795,685 | $ 162,067,090 | $ 163,266,429 |
| **Plan Fiduciary Net Position** | | | | | |
| Employer contributions | $ - | $ - | $ - | $ - | $ - |
| Employee contributions | 53,138 | 60,995 | 90,425 | 116,939 | 157,698 |
| Net investment income (loss) | 28,053,419 | 23,930,338 | 23,584,208 | (30,347,862) | 58,046,577 |
| Benefit payments and refunds | (13,056,942) | (12,984,283) | (12,639,161) | (12,100,440) | (11,672,985) |
| Administrative expense | (217,170) | (209,307) | (190,812) | (186,316) | (136,183) |
| Net change in plan fiduciary net position | 14,832,445 | 10,797,743 | 10,844,660 | (42,517,679) | 46,395,107 |
| Plan fiduciary net position - beginning | 221,913,599 | 211,115,856 | 200,271,196 | 242,788,875 | 196,393,768 |
| Plan fiduciary net position - ending (b) | $ 236,746,044 | $ 221,913,599 | $ 211,115,856 | $ 200,271,196 | $ 242,788,875 |
| Net pension asset (a-b) | $ (81,018,945) | $ (63,974,377) | $ (51,320,171) | $ (38,204,106) | $ (79,522,446) |
| Plan fiduciary net position as a percentage of total pension liability | 152.03% | 140.51% | 132.12% | 123.57% | 148.71% |
| Covered payroll | $ 1,628,709 | $ 1,870,748 | $ 2,688,816 | $ 3,461,432 | $ 4,429,886 |
| Net pension asset as a percentage of covered employee payroll | (4,974.43%) | (3,419.72%) | (1,908.65%) | (1,103.71%) | (1,795.14%) |

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Employee Retirement System
## Schedule of Changes in Net Pension Asset and Related Ratios
## For the Year Ended June 30, 2025

| Fiscal year ended June 30, | 2020 | 2019 | 2018 | 2017 | 2016 |
|---|---|---|---|---|---|
| **Total Pension Liability** | | | | | |
| Service cost | $ 892,618 | $ 919,922 | $ 915,316 | $ 951,388 | $ 993,515 |
| Interest | 10,166,772 | 10,145,675 | 10,153,512 | 10,180,968 | 10,251,205 |
| Changes of benefit terms | - | - | - | - | (10,477) |
| Experience differences | (827,202) | 1,345,828 | 176,027 | (238,774) | (1,118,247) |
| Changes in assumptions | - | (701,730) | - | - | - |
| Benefit payments and refunds | (11,360,090) | (11,382,935) | (11,352,909) | (11,245,246) | (11,108,572) |
| Net change in total pension liability | (1,127,902) | 326,760 | (108,054) | (351,664) | (992,576) |
| Total pension liability - beginning | 161,563,221 | 161,236,461 | 161,344,515 | 161,696,179 | 162,688,755 |
| Total pension liability - ending (a) | $ 160,435,319 | $ 161,563,221 | $ 161,236,461 | $ 161,344,515 | $ 161,696,179 |
| **Plan Fiduciary Net Position** | | | | | |
| Employer contributions | $ - | $ - | $ - | $ 658,557 | $ 314,025 |
| Employee contributions | 157,335 | 164,311 | 159,830 | 163,907 | 166,434 |
| Net investment income (loss) | 7,323,662 | 15,253,371 | 19,495,709 | 23,674,177 | (330,035) |
| Benefit payments and refunds | (11,360,090) | (11,382,935) | (11,352,909) | (11,245,246) | (11,108,572) |
| Administrative expense | (220,079) | (147,374) | (137,054) | (136,279) | (133,867) |
| Net change in plan fiduciary net position | (4,099,172) | 3,887,373 | 8,165,576 | 13,115,116 | (11,092,015) |
| Plan fiduciary net position - beginning | 200,492,940 | 196,605,567 | 188,439,991 | 175,324,875 | 186,416,890 |
| Plan fiduciary net position - ending (b) | $ 196,393,768 | $ 200,492,940 | $ 196,605,567 | $ 188,439,991 | $ 175,324,875 |
| Net pension asset (a-b) | $ (35,958,449) | $ (38,929,719) | $ (35,369,106) | $ (27,095,476) | $ (13,628,696) |
| Plan fiduciary net position as a percentage of total pension liability | 122.41% | 124.10% | 121.94% | 116.79% | 108.43% |
| Covered payroll | $ 4,714,838 | $ 4,695,195 | $ 4,428,407 | $ 4,532,372 | $ 4,910,089 |
| Net pension asset as a percentage of covered employee payroll | (762.67%) | (829.14%) | (798.69%) | (597.82%) | (277.57%) |

See Accompanying Notes to the Required Supplementary Information

**City of Troy, Michigan**
**Required Supplementary Information**
**Employee Retirement System**
**Schedule of Net Pension Asset**
**For the Year Ended June 30, 2025**

| Fiscal Year Ended | Total Pension Liability | Plan Net Position | Net Pension Asset | Plan Net Position as Percentage of Total Pension Liability | Covered Payroll | Net Pension Asset as Percentage of Covered Payroll |
|---|---|---|---|---|---|---|
| 2016 | $ 161,696,179 | $ 175,324,875 | $ (13,628,696) | 108.4% | $ 4,910,089 | -277.6% |
| 2017 | 161,344,515 | 188,439,991 | (27,095,476) | 116.8% | 4,532,372 | -597.8% |
| 2018 | 161,236,461 | 196,605,567 | (35,369,106) | 121.9% | 4,428,407 | -798.7% |
| 2019 | 161,563,221 | 200,492,940 | (38,929,719) | 124.1% | 4,695,195 | -829.1% |
| 2020 | 160,435,319 | 196,393,768 | (35,958,449) | 122.4% | 4,714,838 | -762.7% |
| 2021 | 163,266,429 | 242,788,875 | (79,522,446) | 148.7% | 4,429,886 | -1795.1% |
| 2022 | 162,067,090 | 200,271,196 | (38,204,106) | 123.6% | 3,461,432 | -1103.7% |
| 2023 | 159,795,685 | 211,115,856 | (51,320,171) | 132.1% | 2,688,816 | -1908.7% |
| 2024 | 157,939,222 | 221,913,599 | (63,974,377) | 140.5% | 1,870,748 | -3419.7% |
| 2025 | 155,727,099 | 236,746,044 | (81,018,945) | 152.0% | 1,628,709 | -4974.4% |

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Employee Retirement System
### Schedule of Employer Contributions
### For the Year Ended June 30, 2025

| Fiscal Year Ended | Actuarially Determined Contribution | Actual Contribution | Contribution Deficiency (Excess) | Covered Payroll | Actual Contribution as Percentage of Covered Payroll |
|---|---|---|---|---|---|
| 2016 | $ 314,025 | $ 314,025 | $ - | $ 4,910,089 | 6.4% |
| 2017 | 658,557 | 658,557 | - | 4,532,372 | 14.5% |
| 2018 | - | - | - | 4,428,407 | 0.0% |
| 2019 | - | - | - | 4,695,195 | 0.0% |
| 2020 | - | - | - | 4,714,838 | 0.0% |
| 2021 | - | - | - | 4,429,886 | 0.0% |
| 2022 | - | - | - | 3,461,432 | 0.0% |
| 2023 | - | - | - | 2,688,816 | 0.0% |
| 2024 | - | - | - | 1,870,748 | 0.0% |
| 2025 | - | - | - | 1,628,709 | 0.0% |

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Employee Retirement System
## Schedule of Investment Returns

| Fiscal Year Ended June 30, | Annual Return % * |
|---|---|
| 2016 | -0.23% |
| 2017 | 13.79% |
| 2018 | 10.56% |
| 2019 | 8.12% |
| 2020 | 3.86% |
| 2021 | 30.32% |
| 2022 | -12.34% |
| 2023 | 12.55% |
| 2024 | 12.39% |
| 2025 | 13.18% |

* Annual money-weighted rate of return, net of investment expenses

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Other Postemployment Benefits - Retiree Healthcare
## Schedule of Changes in Net OPEB Liability and Related Ratios
## For the Year Ended June 30, 2025

| Fiscal year ended June 30, | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|
| **Total OPEB Liability** | | | | |
| Service cost | $ 1,034,846 | $ 876,355 | $ 957,813 | $ 932,797 |
| Interest | 8,579,461 | 8,430,699 | 8,348,417 | 8,219,713 |
| Changes of benefit terms | - | - | - | - |
| Experience differences | (5,993,922) | (781,401) | (16,398,643) | (961,146) |
| Changes in assumptions | 8,303,681 | - | 14,641,866 | - |
| Benefit payments and refunds | (6,457,370) | (6,175,160) | (6,310,530) | (6,137,081) |
| Other | 624,572 | - | - | - |
| Net change in total OPEB liability | 6,091,268 | 2,350,493 | 1,238,923 | 2,054,283 |
| Total OPEB liability - beginning | 134,702,962 | 132,352,469 | 131,113,546 | 129,059,263 |
| Total OPEB liability - ending (a) | $ 140,794,230 | $ 134,702,962 | $ 132,352,469 | $ 131,113,546 |
| **Plan Fiduciary Net Position** | | | | |
| Employer contributions | $ 1,674,465 | $ 2,902,017 | $ 3,005,672 | $ 3,891,675 |
| On-behalf contributions | - | - | 217,922 | 167,526 |
| Net investment income (loss) | 16,126,400 | 12,593,963 | 14,666,779 | (19,811,720) |
| Benefit payments and refunds | (6,457,370) | (6,175,160) | (6,310,530) | (6,137,081) |
| Administrative expense | (37,416) | (21,184) | (14,735) | (12,555) |
| Other | 259,327 | 160,103 | - | - |
| Net change in plan fiduciary net position | 11,565,406 | 9,459,739 | 11,565,108 | (21,902,155) |
| Plan fiduciary net position - beginning | 121,434,299 | 111,974,560 | 100,409,452 | 122,311,607 |
| Plan fiduciary net position - ending (b) | $ 132,999,705 | $ 121,434,299 | $ 111,974,560 | $ 100,409,452 |
| Net OPEB liability (a-b) | $ 7,794,525 | $ 13,268,663 | $ 20,377,909 | $ 30,704,094 |
| Plan fiduciary net position as a percentage of total OPEB liability | 94.46% | 90.15% | 84.60% | 76.58% |
| Covered payroll | $ 12,030,565 | $ 14,357,783 | $ 14,357,783 | $ 16,924,155 |
| Net OPEB liability as a percentage of covered employee payroll | 64.79% | 92.41% | 141.93% | 181.42% |

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Other Postemployment Benefits - Retiree Healthcare
## Schedule of Changes in Net OPEB Liability and Related Ratios
## For the Year Ended June 30, 2025

| Fiscal year ended June 30, | 2021 | 2020 | 2019 | 2018 | 2017 |
|---|---|---|---|---|---|
| **Total OPEB Liability** | | | | | |
| Service cost | $ 746,215 | $ 785,891 | $ 838,659 | $ 1,166,226 | $ 1,285,223 |
| Interest | 7,293,289 | 7,611,207 | 8,918,237 | 8,761,601 | 8,476,587 |
| Changes of benefit terms | 1,038,759 | - | - | - | - |
| Experience differences | 9,872,511 | (1,033,980) | (22,311,315) | (1,499,301) | - |
| Changes in assumptions | 931,956 | (6,841,243) | (1,719,651) | - | - |
| Benefit payments and refunds | (5,309,605) | (5,476,571) | (6,138,831) | (5,571,068) | (5,063,891) |
| Other | - | - | - | - | - |
| Net change in total OPEB liability | 14,573,125 | (4,954,696) | (20,412,901) | 2,857,458 | 4,697,919 |
| Total OPEB liability - beginning | 114,486,138 | 119,440,834 | 139,853,735 | 136,996,277 | 132,298,358 |
| Total OPEB liability - ending (a) | $ 129,059,263 | $ 114,486,138 | $ 119,440,834 | $ 139,853,735 | $ 136,996,277 |
| **Plan Fiduciary Net Position** | | | | | |
| Employer contributions | $ 5,061,539 | $ 5,914,107 | $ 6,000,551 | $ 4,812,375 | $ 4,668,805 |
| On-behalf contributions | 147,156 | 164,491 | 136,413 | 149,655 | 36,244 |
| Net investment income (loss) | 27,834,920 | 4,130,941 | 6,829,397 | 6,403,187 | 7,980,021 |
| Benefit payments and refunds | (5,309,605) | (5,476,571) | (6,138,831) | (5,571,068) | (5,063,891) |
| Administrative expense | (56,032) | (32,654) | (43,298) | (39,518) | (4,214) |
| Other | - | - | - | - | - |
| Net change in plan fiduciary net position | 27,677,978 | 4,700,314 | 6,784,232 | 5,754,631 | 7,616,965 |
| Plan fiduciary net position - beginning | 94,633,629 | 89,933,315 | 83,149,083 | 77,394,452 | 69,777,487 |
| Plan fiduciary net position - ending (b) | $ 122,311,607 | $ 94,633,629 | $ 89,933,315 | $ 83,149,083 | $ 77,394,452 |
| Net OPEB liability (a-b) | $ 6,747,656 | $ 19,852,509 | $ 29,507,519 | $ 56,704,652 | $ 59,601,825 |
| Plan fiduciary net position as a percentage of total OPEB liability | 94.77% | 82.66% | 75.30% | 59.45% | 56.49% |
| Covered payroll | $ 16,924,155 | $ 16,962,271 | $ 16,962,271 | $ 17,101,107 | $ 17,101,107 |
| Net OPEB liability as a percentage of covered employee payroll | 39.87% | 117.04% | 173.96% | 331.58% | 348.53% |

See Accompanying Notes to the Required Supplementary Information

**City of Troy, Michigan**
**Required Supplementary Information**
**Other Postemployment Benefits - Retiree Healthcare**
**Schedule of Net OPEB Liability**
**For the Year Ended June 30, 2025**

| Fiscal Year Ended | Total OPEB Liability | Plan Net Position | Net OPEB Liability | Plan Net Position as Percentage of Total OPEB Liability | Covered Payroll | Net OPEB Liability as Percentage of Covered Payroll |
|---|---|---|---|---|---|---|
| 2017 | $ 136,996,277 | $ 77,394,452 | $ 59,601,825 | 56.49% | $ 17,101,107 | 348.53% |
| 2018 | 139,853,735 | 83,149,083 | 56,704,652 | 59.45% | 17,101,107 | 331.58% |
| 2019 | 119,440,834 | 89,933,315 | 29,507,519 | 75.30% | 16,962,271 | 173.96% |
| 2020 | 114,486,138 | 94,633,629 | 19,852,509 | 82.66% | 16,962,271 | 117.04% |
| 2021 | 129,059,263 | 122,311,607 | 6,747,656 | 94.77% | 16,924,155 | 39.87% |
| 2022 | 131,113,546 | 100,409,452 | 30,704,094 | 76.58% | 16,924,155 | 181.42% |
| 2023 | 132,352,469 | 111,974,560 | 20,377,909 | 84.60% | 14,357,783 | 141.9% |
| 2024 | 134,702,962 | 121,434,299 | 13,268,663 | 90.15% | 14,357,783 | 92.4% |
| 2025 | 140,794,230 | 132,999,705 | 7,794,525 | 94.46% | 12,030,565 | 64.8% |

See Accompanying Notes to the Required Supplementary Information

## City of Troy, Michigan
### Required Supplementary Information
### Other Postemployment Benefits - Retiree Healthcare
### Schedule of Employer Contributions
### For the Year Ended June 30, 2025

| Fiscal Year Ending June 30, | Actuarially Determined Contribution | Actual Contribution | Contribution Deficiency (Excess) | Covered Payroll | Actual Contribution as a % of Covered Payroll |
|---|---|---|---|---|---|
| 2017 | $ 4,668,805 | $ 4,668,805 | $ - | $ 17,101,107 | 27.30% |
| 2018 | 4,654,492 | 4,812,375 | (157,883) | 17,101,107 | 28.14% |
| 2019 | 5,646,672 | 6,000,551 | (353,879) | 16,962,271 | 35.38% |
| 2020 | 5,579,325 | 5,914,107 | (334,782) | 16,962,271 | 34.87% |
| 2021 | 3,231,801 | 5,061,539 | (1,829,738) | 16,924,155 | 29.91% |
| 2022 | 3,180,761 | 3,891,675 | (710,914) | 16,924,155 | 22.99% |
| 2023 | 2,706,702 | 3,005,672 | (298,970) | 14,357,783 | 20.93% |
| 2024 | 2,652,832 | 2,902,017 | (249,185) | 14,357,783 | 20.21% |
| 2025 | 1,262,086 | 1,674,465 | (412,379) | 12,030,565 | 13.92% |

See Accompanying Notes to the Required Supplementary Information

# City of Troy, Michigan
## Required Supplementary Information
## Other Postemployment Benefits
## Schedule of Investment Returns

| Fiscal Year Ended June 30, | Annual Return % * |
|---|---|
| 2017 | 11.53% |
| 2018 | 8.53% |
| 2019 | 8.39% |
| 2020 | 4.69% |
| 2021 | 29.55% |
| 2022 | -16.20% |
| 2023 | 14.41% |
| 2024 | 11.49% |
| 2025 | 13.42% |

* Annual money-weighted rate of return, net of investment expenses

See Accompanying Notes to the Required Supplementary Information

## RSI Pension Information

### Notes to the Schedule of Changes in Net Pension Liability and Related Ratios – Employee Retirement System

There were no changes in assumptions for the fiscal year ended June 30, 2025.

### Notes to the Schedule of Employer Contributions – Employee Retirement System

- Valuation date: December 31, 2022
- Actuarially determined contribution rates are calculated as of December 31, which is 18 months prior to the beginning of the fiscal year in which contributions are reported.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Aggregate
- Amortization method: N/A
- Remaining amortization period: N/A
- Asset valuation method: 5-year smoothed market
- Inflation: 2.50%; no explicit price inflation assumption is used in this valuation
- Salary increase: 3.50% to 7.50% including inflation
- Investment rate of return: 6.50%
- Retirement age: Age-based table of rates that are specific to the type of eligibility condition. First used for the 1973 valuation; Classified, Exempt and Command Officers first used for the 1981 valuation; Non-Classified/Exempt General members first used for the 1986 valuation.
- Mortality rates: PubG-2010 Amount-weighted, Employee, Healthy Retiree and Disabled Retiree Mortality tables for males and females with fully generational projection with the MP-2020 mortality improvement scale.

## OPEB Information

### Notes to the Schedule of Changes in Net OPEB and Related Ratios – Retiree Healthcare

Changes in assumptions reflected in the total OPEB liability as of June 30, 2025 include the following:

- Resetting the health care trend cost rates. Based on the trend assumption used for the December 31, 2022 valuation, the first-year trend for the 2024 valuation would have been 6.75% for pre-65 costs and 6.00% for post-65 costs, and was scheduled to reach the ultimate trend sooner. The pre-65/post-65 first-year trend was reset to 7.75%/6.50%, declining to an ultimate rate of 3.50% over a 15-year period.
- Updating coverage election assumptions to reflect recent experience. For both groups (General and Public Safety), the assumption for retirees electing one-person coverage decreased from 20% to 15% and the assumption for retirees electing two-person coverage increased from 70% to 75%.
- Updating the mortality improvement scale from MP-2020 to MP-2021 to reflect the most recent table published by the Society of Actuaries (SOA).

**Notes to the Schedule of Employer Contributions – Retiree Healthcare**

- Valuation date: December 31, 2022
  Actuarially determined contribution rates are calculated as of December 31 of even numbered years, which is 18 months prior to the beginning of the fiscal year biennium in which contributions are reported.

Methods and assumptions used to determine contribution rates:

- Actuarial cost method: Entry age normal
- Amortization method: Level dollar, closed
- Remaining amortization period: 19 years for fiscal year beginning July 1, 2024
- Asset valuation method: Market value
- Inflation: 2.50%
- Salary increases: 3.50% - 7.50%, including inflation
- Retirement age: Experience-based table of rates that are specific to the type of eligibility condition
- Mortality:
  - Healthy Pre-Retirement: The fully generational PubG-2010 Amount-weighted, General Employee, Male and Female tables, with a base year of 2010 and future mortality improvements projected using scale MP-2020. This assumption was used to measure the probabilities of members dying before retirement. Twenty percent of pre-retirement deaths were assumed to be duty related.
  - Healthy Post-Retirement: The fully generational PubG-2010 Amount-Weighted, General Healthy Retiree, Male and Female tables, with a base year of 2010 and future mortality improvements projected using scale MP-2020. This assumption is used to measure the probabilities of each benefit payment being made after retirement.
  - Disability Retirement: The fully generational PubG-2010 Amount-Weighted, General Disabled Retiree, Male and Female tables, with a base year of 2010 and future mortality improvements projected using scale MP-2020. This assumption was used to measure the probabilities of each benefit payment being made after disability retirements.
- Health care trend rates: Pre-Medicare Trend starting at 7.25% and gradually decreasing to an ultimate trend rate of 3.50%. Medicare Trend starting at 6.50% and gradually decreasing to an ultimate trend rate of 3.50%.
- Aging factors: The tables used in developing the retiree premium are based on a recent Society of Actuaries study of health costs.
- Expenses: Investment and administrative expenses are net of the investment returns.

# COMBINGING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

**SPECIAL REVENUE FUNDS**

***Major Streets Fund*** **-** Accumulates resources from state funding sources for the maintenance and construction of the City's major streets system.

***Local Streets Fund*** **-** Accumulates resources from state funding sources for the maintenance and construction of the City's local streets system.

***Refuse Fund*** **-** Accumulates resources from a dedicated tax millage for sanitation collection and disposal services.

***Transit Center Fund*** **-** Accumulates resources from Amtrak and sponsorships for operations, maintenance and capital needs of the Transit Center.

***Drug Forfeiture Fund*** **-** Accumulates resources from a federal and state drug forfeiture court rulings which can only be expended on specific supplies and services that support drug enforcement.

***Library Fund*** **-** Accumulates resources from a dedicated tax millage for providing public library services to the community.

***Community Development Block Grant Fund*** **-** Accumulates resources for the administration of federal funded projects designed to address a wide-range of community needs in low-income areas.

**PERMANENT FUND**

***Cemetery Perpetual Care*** **-** Accumulates resources from plot and burial fees for the perpetual care of cemetery grounds.

**ENTERPRISE FUNDS**

***Sylvan Glen Golf Course*** **-** Accumulates resources from user fees to the operation and maintenance of a municipal golf course.

***Aquatic Center*** **-** Accumulates resources from user fees for the operation and maintenance of the City's municipal water park.

# COMBINGING AND INDIVIDUAL FUND FINANCIAL STATEMENTS AND SCHEDULES

## INTERNAL SERVICE FUNDS

***Compensated Absences Fund*** - Accumulates resources from interdepartmental charges for funding employee earned vacation and sick pay benefits.

***Unemployment Compensation Fund*** - Accumulates resources from interdepartmental charges for City unemployment insurance premiums and obligations.

***Custodial Services Fund*** - Accumulates resources from interdepartmental charges for the custodial services to city buildings.

***Information Technology Fund*** - Accumulates resources from interdepartmental charges for the maintenance and improvements of the City's computer and software requirements.

***Motor Equipment Fund*** - Accumulates resources from interdepartmental charges for the maintenance and capital investment of City owned vehicles.

***Workers' Compensation Fund*** - Accumulates resources from interdepartmental charges for insurance premium and City obligations for worker's compensation claims.

**City of Troy, Michigan**
**Other Supplementary Information**
**Combining Balance Sheet**
**Nonmajor Governmental Funds**
**June 30, 2025**

| | Special Revenue Funds | | | | | |
|---|---|---|---|---|---|---|
| | Major Street | Local Street | Refuse | Transit Center | Drug Forfeiture | Library |
| **Assets** | | | | | | |
| Cash and investments | $ 1,687,544 | $ 2,163,793 | $ 3,168,791 | $ - | $ 1,559,525 | $ 4,306,043 |
| Accounts receivable | - | - | 133 | 44,932 | - | 131,341 |
| Taxes receivable | - | - | 25,528 | - | - | 32,792 |
| Due from other governments | 1,339,167 | 526,528 | - | - | - | - |
| Prepaid items | - | - | - | 2,472 | - | - |
| Total assets | $ 3,026,711 | $ 2,690,321 | $ 3,194,452 | $ 47,404 | $ 1,559,525 | $ 4,470,176 |
| **Liabilities** | | | | | | |
| Accounts payable | $ 232,986 | $ 189,082 | $ 536,096 | $ 34,683 | $ 70,038 | $ 169,859 |
| Other liabilities | - | - | 44,641 | - | - | 53,788 |
| Total liabilities | 232,986 | 189,082 | 580,737 | 34,683 | 70,038 | 223,647 |
| **Deferred inflows of resources** | | | | | | |
| Unavailable revenue - property taxes and long-term receivables | - | - | 25,528 | - | - | 32,792 |
| **Fund Balances** | | | | | | |
| Non-spendable | - | - | - | 2,472 | - | - |
| Restricted | 2,793,725 | 2,501,239 | 2,588,187 | 10,249 | 1,489,487 | 4,213,737 |
| Total fund balances | 2,793,725 | 2,501,239 | 2,588,187 | 12,721 | 1,489,487 | 4,213,737 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 3,026,711 | $ 2,690,321 | $ 3,194,452 | $ 47,404 | $ 1,559,525 | $ 4,470,176 |

**City of Troy, Michigan**
**Other Supplementary Information**
**Combining Balance Sheet**
**Nonmajor Governmental Funds**
**June 30, 2025**

| | Special Revenue Fund | Permanent Fund | |
|---|---|---|---|
| | Community Development Block Grant | Cemetery Perpetual Care | Total Nonmajor Governmental Funds |
| **Assets** | | | |
| Cash and investments | $ - | $ 248,315 | $ 13,134,011 |
| Accounts receivable | - | - | 176,406 |
| Taxes receivable | - | - | 58,320 |
| Due from other governments | 18,484 | - | 1,884,179 |
| Prepaid items | - | - | 2,472 |
| Total assets | $ 18,484 | $ 248,315 | $ 15,255,388 |
| **Liabilities** | | | |
| Accounts payable | $ 18,484 | $ - | $ 1,251,228 |
| Other liabilities | - | - | 98,429 |
| Total liabilities | 18,484 | - | 1,349,657 |
| **Deferred inflows of resources** | | | |
| Unavailable revenue - property taxes and long-term receivables | - | - | 58,320 |
| **Fund Balances** | | | |
| Non-spendable | - | 164,000 | 166,472 |
| Restricted | - | 84,315 | 13,680,939 |
| Total fund balances | - | 248,315 | 13,847,411 |
| Total liabilities, deferred inflows of resources, and fund balances | $ 18,484 | $ 248,315 | $ 15,255,388 |

# City of Troy, Michigan
## Other Supplementary Information
## Combining Statement of Revenues, Expenditures and Changes in Fund Balances
## Nonmajor Governmental Funds
## For the Year Ended June 30, 2025

| | Special Revenue Funds | | | | | |
|---|---|---|---|---|---|---|
| | Major Street | Local Street | Refuse | Transit Center | Drug Forfeiture | Library |
| **Revenues** | | | | | | |
| Property taxes | $ - | $ - | $ 6,942,644 | $ - | $ - | $ 7,057,224 |
| Intergovernmental | | | | | | |
| Federal sources | - | - | - | - | - | - |
| State sources | 8,401,426 | 3,303,239 | 86,852 | - | - | 308,681 |
| Charges for services | 341,316 | - | 909 | 146,078 | - | 24,218 |
| Fines and forfeitures | - | - | - | - | 191,274 | 18,710 |
| Investment earnings (loss) | 76,958 | 109,263 | 259,920 | - | 80,698 | 334,552 |
| Other | - | - | - | - | - | 10,155 |
| Total revenues | 8,819,700 | 3,412,502 | 7,290,325 | 146,078 | 271,972 | 7,753,540 |
| **Expenditures** | | | | | | |
| Current | | | | | | |
| General government | - | - | - | 143,348 | - | - |
| Public safety | - | - | - | - | 419,002 | - |
| Sanitation | - | - | 6,390,986 | - | - | - |
| Public works | 2,756,938 | 2,924,934 | - | - | - | - |
| Community and economic development | - | - | - | - | - | - |
| Recreation and culture | - | - | - | - | - | 6,067,487 |
| Total expenditures | 2,756,938 | 2,924,934 | 6,390,986 | 143,348 | 419,002 | 6,067,487 |
| Excess (deficiency) of revenues over expenditures | 6,062,762 | 487,568 | 899,339 | 2,730 | (147,030) | 1,686,053 |
| **Other financing sources (uses)** | | | | | | |
| Transfers in | - | 1,500,000 | - | - | - | - |
| Transfers out | (5,500,000) | (2,000,000) | - | - | - | (1,159,339) |
| Sale of capital assets | - | - | - | - | 40,340 | - |
| Total other financing sources and (uses) | (5,500,000) | (500,000) | - | - | 40,340 | (1,159,339) |
| Net change in fund balances | 562,762 | (12,432) | 899,339 | 2,730 | (106,690) | 526,714 |
| Fund balances - beginning of year | 2,230,963 | 2,513,671 | 1,688,848 | 9,991 | 1,596,177 | 3,687,023 |
| Fund balances - end of year | $ 2,793,725 | $ 2,501,239 | $ 2,588,187 | $ 12,721 | $ 1,489,487 | $ 4,213,737 |

# City of Troy, Michigan
## Other Supplementary Information
## Combining Statement of Revenues, Expenditures and Changes in Fund Balances
## Nonmajor Governmental Funds
## For the Year Ended June 30, 2025

| | Special Revenue Fund | Permanent Fund | |
|---|---|---|---|
| | Community Development Block Grant | Cemetery Perpetual Care | Total Nonmajor Governmental Funds |
| **Revenues** | | | |
| Property taxes | $ - | $ - | $ 13,999,868 |
| Intergovernmental | | | |
| Federal sources | 694,317 | - | 694,317 |
| State sources | - | - | 12,100,198 |
| Charges for services | - | 7,950 | 520,471 |
| Fines and forfeitures | - | - | 209,984 |
| Investment earnings (loss) | - | 12,259 | 873,650 |
| Other | - | - | 10,155 |
| Total revenues | 694,317 | 20,209 | 28,408,643 |
| **Expenditures** | | | |
| Current | | | |
| General government | - | - | 143,348 |
| Public safety | - | - | 419,002 |
| Sanitation | - | - | 6,390,986 |
| Public works | - | - | 5,681,872 |
| Community and economic development | 63,568 | - | 63,568 |
| Recreation and culture | - | - | 6,067,487 |
| Total expenditures | 63,568 | - | 18,766,263 |
| Excess (deficiency) of revenues over expenditures | 630,749 | 20,209 | 9,642,380 |
| **Other financing sources (uses)** | | | |
| Transfers in | - | - | 1,500,000 |
| Transfers out | (630,749) | (1,284) | (9,291,372) |
| Sale of capital assets | - | - | 40,340 |
| Total other financing sources and (uses) | (630,749) | (1,284) | (7,751,032) |
| Net change in fund balances | - | 18,925 | 1,891,348 |
| Fund balances - beginning of year | - | 229,390 | 11,956,063 |
| Fund balances - end of year | $ - | $ 248,315 | $ 13,847,411 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Major Street Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Intergovernmental | | | | |
| State sources | $ 8,150,000 | $ 8,150,000 | $ 8,401,426 | $ 251,426 |
| Charges for services | - | - | 341,316 | 341,316 |
| Investment earnings (loss) | 75,000 | 75,000 | 76,958 | 1,958 |
| Total revenues | 8,225,000 | 8,225,000 | 8,819,700 | 594,700 |
| **Expenditures** | | | | |
| Current | | | | |
| Public works | 3,794,129 | 3,794,129 | 2,756,938 | (1,037,191) |
| Transfers out | 5,500,000 | 5,500,000 | 5,500,000 | - |
| Total expenditures | 9,294,129 | 9,294,129 | 8,256,938 | (1,037,191) |
| Net change in fund balance | (1,069,129) | (1,069,129) | 562,762 | 1,631,891 |
| Fund balance - beginning of year | 2,230,963 | 2,230,963 | 2,230,963 | - |
| Fund balance - end of year | $ 1,161,834 | $ 1,161,834 | $ 2,793,725 | $ 1,631,891 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Local Street Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Intergovernmental | | | | |
| State sources | $ 3,250,000 | $ 3,250,000 | $ 3,303,239 | $ 53,239 |
| Investment earnings (loss) | 45,000 | 45,000 | 109,263 | 64,263 |
| Transfers in | 1,500,000 | 1,500,000 | 1,500,000 | - |
| Total revenues | 4,795,000 | 4,795,000 | 4,912,502 | 117,502 |
| **Expenditures** | | | | |
| Current | | | | |
| Public works | 4,086,513 | 4,086,513 | 2,924,934 | (1,161,579) |
| Transfers out | 2,000,000 | 2,000,000 | 2,000,000 | - |
| Total expenditures | 6,086,513 | 6,086,513 | 4,924,934 | (1,161,579) |
| Net change in fund balance | (1,291,513) | (1,291,513) | (12,432) | 1,279,081 |
| Fund balance - beginning of year | 2,513,671 | 2,513,671 | 2,513,671 | - |
| Fund balance - end of year | $ 1,222,158 | $ 1,222,158 | $ 2,501,239 | $ 1,279,081 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Refuse Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Property taxes | $ 6,810,700 | $ 6,810,700 | $ 6,942,644 | $ 131,944 |
| Intergovernmental | | | | |
| State sources | 92,082 | 92,082 | 86,852 | (5,230) |
| Charges for services | 800 | 800 | 909 | 109 |
| Investment earnings (loss) | 45,000 | 45,000 | 259,920 | 214,920 |
| Total revenues | 6,948,582 | 6,948,582 | 7,290,325 | 341,743 |
| **Expenditures** | | | | |
| Current | | | | |
| Sanitation | 6,965,940 | 6,965,940 | 6,390,986 | (574,954) |
| Net change in fund balance | (17,358) | (17,358) | 899,339 | 916,697 |
| Fund balance - beginning of year | 1,688,848 | 1,688,848 | 1,688,848 | - |
| Fund balance - end of year | $ 1,671,490 | $ 1,671,490 | $ 2,588,187 | $ 916,697 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Transit Center Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Charges for services | $ 150,000 | $ 150,000 | $ 146,078 | $ (3,922) |
| Transfers in | 10,700 | 10,700 | - | (10,700) |
| Total revenues | 160,700 | 160,700 | 146,078 | (14,622) |
| **Expenditures** | | | | |
| Current | | | | |
| General government | 156,120 | 156,120 | 143,348 | (12,772) |
| Net change in fund balance | 4,580 | 4,580 | 2,730 | (1,850) |
| Fund balance - beginning of year | 9,991 | 9,991 | 9,991 | - |
| Fund balance - end of year | $ 14,571 | $ 14,571 | $ 12,721 | $ (1,850) |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Drug Forfeiture Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Fines and forfeitures | $ 131,000 | $ 131,000 | $ 191,274 | $ 60,274 |
| Investment earnings (loss) | 20,000 | 20,000 | 80,698 | 60,698 |
| Sale of capital assets | - | - | 40,340 | 40,340 |
| Total revenues | 151,000 | 151,000 | 312,312 | 161,312 |
| **Expenditures** | | | | |
| Current | | | | |
| Public safety | 803,370 | 823,370 | 419,002 | (404,368) |
| Net change in fund balance | (652,370) | (672,370) | (106,690) | 565,680 |
| Fund balance - beginning of year | 1,596,177 | 1,596,177 | 1,596,177 | - |
| Fund balance - end of year | $ 943,807 | $ 923,807 | $ 1,489,487 | $ 565,680 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Library Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final |
|---|---|---|---|---|
| | Original | Final | Actual | Budget |
| **Revenues** | | | | |
| Property taxes | $ 6,960,540 | $ 6,960,540 | $ 7,057,224 | $ 96,684 |
| Intergovernmental | | | | |
| State grants | 235,300 | 235,300 | 308,681 | 73,381 |
| Charges for services | 9,200 | 9,200 | 24,218 | 15,018 |
| Fines and forfeitures | 13,000 | 13,000 | 18,710 | 5,710 |
| Investments earnings (loss) | 40,000 | 40,000 | 334,552 | 294,552 |
| Other | 13,000 | 13,000 | 10,155 | (2,845) |
| Total revenues | 7,271,040 | 7,271,040 | 7,753,540 | 482,500 |
| **Expenditures** | | | | |
| Current | | | | |
| Recreation and culture | 5,964,204 | 6,186,204 | 6,067,487 | (118,717) |
| Transfers out | 1,730,000 | 1,730,000 | 1,159,339 | (570,661) |
| Total expenditures | 7,694,204 | 7,916,204 | 7,226,826 | (689,378) |
| Net change in fund balance | (423,164) | (645,164) | 526,714 | 1,171,878 |
| Fund balance - beginning of year | 3,687,023 | 3,687,023 | 3,687,023 | - |
| Fund balance - end of year | $ 3,263,859 | $ 3,041,859 | $ 4,213,737 | $ 1,171,878 |

# City of Troy, Michigan
## Other Supplementary Information
## Budgetary Comparison Schedule
## Community Development Block Grant Fund
## For the Year Ended June 30, 2025

| | Budgeted Amounts | | | Actual Over (Under) Final Budget |
|---|---|---|---|---|
| | Original | Final | Actual | |
| **Revenues** | | | | |
| Intergovernmental | | | | |
| Federal grants | $ 179,662 | $ 199,662 | $ 694,317 | $ 494,655 |
| **Expenditures** | | | | |
| Current | | | | |
| Community and economic development | 54,662 | 74,662 | 63,568 | (11,094) |
| Transfers out | 125,000 | 755,750 | 630,749 | (125,001) |
| Total expenditures | 179,662 | 830,412 | 694,317 | (136,095) |
| Net change in fund balance | - | (630,750) | - | 630,750 |
| Fund balance - beginning of year | - | - | - | - |
| Fund balance - end of year | $ - | $ (630,750) | $ - | $ 630,750 |

# City of Troy, Michigan
## Other Supplementary Information
## Combining Statement of Net Position
## Nonmajor Enterprise Funds
## June 30, 2025

| | Sylvan Glen Golf Course | Aquatic Center | Total |
|---|---|---|---|
| **Assets** | | | |
| Current assets | | | |
| Cash and investments | $ 1,213,861 | $ 94,334 | $ 1,308,195 |
| Receivables | | | |
| Accounts receivable | 28,691 | - | 28,691 |
| Leases receivable | 71,265 | - | 71,265 |
| Inventories | 113,059 | - | 113,059 |
| Prepaid items | 113,682 | - | 113,682 |
| Total current assets | 1,540,558 | 94,334 | 1,634,892 |
| Noncurrent assets | | | |
| Advances to other funds | 3,344,230 | - | 3,344,230 |
| Leases receivable | 708,961 | - | 708,961 |
| Capital assets not being depreciated | 2,003,255 | - | 2,003,255 |
| Capital assets being depreciated, net | 1,606,203 | 831,466 | 2,437,669 |
| Total noncurrent assets | 7,662,649 | 831,466 | 8,494,115 |
| Total assets | 9,203,207 | 925,800 | 10,129,007 |
| **Liabilities** | | | |
| Current liabilities | | | |
| Accounts payable | 6,290 | 69,440 | 75,730 |
| Contracts payable - retainage | 10,586 | - | 10,586 |
| Accrued liabilities | 245,107 | 1,170 | 246,277 |
| Current portion of notes payable | 86,273 | - | 86,273 |
| Total current liabilities | 348,256 | 70,610 | 418,866 |
| Noncurrent liabilities | | | |
| Notes payable | 339,389 | - | 339,389 |
| Advances from other funds | - | 880,302 | 880,302 |
| Total noncurrent liabilities | 339,389 | 880,302 | 1,219,691 |
| Total liabilities | 687,645 | 950,912 | 1,638,557 |
| **Deferred Inflows of Resources** | | | |
| Deferred lease amounts | 780,226 | - | 780,226 |
| **Net Position** | | | |
| Net investment in capital assets | 3,183,796 | 831,466 | 4,015,262 |
| Unrestricted (deficit) | 4,551,540 | (856,578) | 3,694,962 |
| Total net position | $ 7,735,336 | $ (25,112) | $ 7,710,224 |

# City of Troy, Michigan
## Other Supplementary Information
## Combining Statement of Revenues, Expenses and Changes in Fund Net Position
## Nonmajor Enterprise Funds
## For the Year Ended June 30, 2025

| | Sylvan Glen Golf Course | Aquatic Center | Total |
|---|---|---|---|
| **Operating revenues** | | | |
| Charges for services | | | |
| Customer fees | $ 1,452,946 | $ 585,656 | $ 2,038,602 |
| Rental | | | |
| Golf course | 230,474 | - | 230,474 |
| Restaurant | 74,128 | - | 74,128 |
| Other | 90,436 | - | 90,436 |
| Other services | - | 30,584 | 30,584 |
| Total operating revenues | 1,847,984 | 616,240 | 2,464,224 |
| **Operating expenses** | | | |
| Operations | 1,425,125 | 792,844 | 2,217,969 |
| Depreciation | 227,543 | 114,110 | 341,653 |
| Total operating expenses | 1,652,668 | 906,954 | 2,559,622 |
| Operating income (loss) | 195,316 | (290,714) | (95,398) |
| **Nonoperating revenue (expenses)** | | | |
| Investment earnings (loss) | - | 4,165 | 4,165 |
| Loss on disposal of capital assets | (210,017) | - | (210,017) |
| Interest expense | (20,372) | - | (20,372) |
| Total nonoperating revenues (expenses) | (230,389) | 4,165 | (226,224) |
| Income (loss) before transfers in | (35,073) | (286,549) | (321,622) |
| Transfers in | - | 27,039 | 27,039 |
| Change in net position | (35,073) | (259,510) | (294,583) |
| Net position - beginning of year | 7,770,409 | 234,398 | 8,004,807 |
| Net position - end of year | $ 7,735,336 | $ (25,112) | $ 7,710,224 |

# City of Troy, Michigan
## Other Supplementary Information
## Combining Statement of Cash Flows
## Nonmajor Enterprise Funds
## For the Year Ended June 30, 2025

| | Sylvan Glen Golf Course | Aquatic Center | Total |
|---|---|---|---|
| **Cash flows from operating activities** | | | |
| Receipts from customers | $ 1,851,748 | $ 640,672 | $ 2,492,420 |
| Payments to suppliers | (1,554,075) | (871,947) | (2,426,022) |
| Net cash provided (used) by operating activities | 297,673 | (231,275) | 66,398 |
| **Cash flows from noncapital financing activities** | | | |
| Transfer from other funds | - | 27,039 | 27,039 |
| Advances from other funds | - | 200,000 | 200,000 |
| Net cash provided (used) by noncapital financing activities | - | 227,039 | 227,039 |
| **Cash flows from capital and related financing activities** | | | |
| Purchases/construction of capital assets | (262,022) | (201,741) | (463,763) |
| Principal and interest paid on long-term debt | (77,604) | - | (77,604) |
| Net cash provided (used) by capital and related financing activities | (339,626) | (201,741) | (541,367) |
| **Cash flows from investing activities** | | | |
| Investment income (loss) | - | 4,165 | 4,165 |
| Net change in cash and investments | (41,953) | (201,812) | (243,765) |
| Cash and investments - beginning of year | 1,255,814 | 296,146 | 1,551,960 |
| Cash and investments - end of year | $ 1,213,861 | $ 94,334 | $ 1,308,195 |
| **Reconciliation of operating income (loss) to net cash provided by operating activities** | | | |
| Operating income (loss) | $ 195,316 | $ (290,714) | $ (95,398) |
| Adjustments to reconcile operating income (loss) to net cash provided by operating activities | | | |
| Depreciation and amortization expense | 227,543 | 114,110 | 341,653 |
| Changes in assets and liabilities | | | |
| Receivables (net) | (518,025) | 24,432 | (493,593) |
| Inventories | (27,828) | - | (27,828) |
| Prepaid items | (90,414) | - | (90,414) |
| Accounts payable | 3,705 | (73,518) | (69,813) |
| Accrued and other liabilities | (14,413) | (5,585) | (19,998) |
| Lease related deferred inflows of resources | 521,789 | - | 521,789 |
| Net cash provided (used) by operating activities | $ 297,673 | $ (231,275) | $ 66,398 |

**City of Troy, Michigan**
**Other Supplementary Information**
**Combining Statement of Net Position**
**Internal Service Funds**
**June 30, 2025**

| | Compensated Absences | Unemployment Compensation | Custodial Services | Information Technology | Motor Equipment | Workers' Compensation | Total |
|---|---|---|---|---|---|---|---|
| **Assets** | | | | | | | |
| Current assets | | | | | | | |
| Cash and investments | $ 8,226,655 | $ 37,960 | $ 1,955,907 | $ 2,509,358 | $ 2,000,304 | $ 1,072,344 | $ 15,802,528 |
| Accounts receivable | - | - | - | - | 21,105 | 3 | 21,108 |
| Inventories | - | - | - | - | 467,896 | - | 467,896 |
| Prepaid items | - | - | - | 90,328 | - | 93,678 | 184,006 |
| Total current assets | 8,226,655 | 37,960 | 1,955,907 | 2,599,686 | 2,489,305 | 1,166,025 | 16,475,538 |
| Noncurrent assets | | | | | | | |
| Capital assets not being depreciated | - | - | - | - | 347,358 | - | 347,358 |
| Capital assets, net of accumulated depreciation | - | - | - | 275,071 | 12,344,564 | - | 12,619,635 |
| Total noncurrent assets | - | - | - | 275,071 | 12,691,922 | - | 12,966,993 |
| Total assets | 8,226,655 | 37,960 | 1,955,907 | 2,874,757 | 15,181,227 | 1,166,025 | 29,442,531 |
| **Liabilities** | | | | | | | |
| Current liabilities | | | | | | | |
| Accounts payable | - | 532 | 208,090 | 98,137 | 571,943 | - | 878,702 |
| Compensated absences | 4,839,054 | - | - | - | - | - | 4,839,054 |
| Total current liabilities | 4,839,054 | 532 | 208,090 | 98,137 | 571,943 | - | 5,717,756 |
| Noncurrent liabilities | | | | | | | |
| Compensated absences | 2,980,781 | - | - | - | - | - | 2,980,781 |
| Total liabilities | 7,819,835 | 532 | 208,090 | 98,137 | 571,943 | - | 8,698,537 |
| **Net Position** | | | | | | | |
| Net investment in capital assets | - | - | - | 275,071 | 12,691,922 | - | 12,966,993 |
| Unrestricted | 406,820 | 37,428 | 1,747,817 | 2,501,549 | 1,917,362 | 1,166,025 | 7,777,001 |
| Total net position | $ 406,820 | $ 37,428 | $ 1,747,817 | $ 2,776,620 | $ 14,609,284 | $ 1,166,025 | $ 20,743,994 |

**City of Troy, Michigan**
**Other Supplementary Information**
**Combining Statement of Revenues, Expenses and Changes in Fund Net Position**
**Internal Service Funds**
**For the Year Ended June 30, 2025**

| | Compensated Absences | Unemployment Compensation | Custodial Services | Information Technology | Motor Pool | Workers' Compensation | Total |
|---|---|---|---|---|---|---|---|
| **Operating revenues** | | | | | | | |
| Charges for services | $ 6,131,267 | $ - | $ 1,727,770 | $ 2,681,092 | $ 11,957 | $ 353,711 | $ 10,905,797 |
| Rental: | | | | | | | |
| Building | - | - | - | - | 314,229 | - | 314,229 |
| Equipment | - | - | - | - | 4,788,116 | - | 4,788,116 |
| Other services to City funds | - | 3,699 | - | - | 532,974 | - | 536,673 |
| Total operating revenues | 6,131,267 | 3,699 | 1,727,770 | 2,681,092 | 5,647,276 | 353,711 | 16,544,815 |
| **Operating expenses** | | | | | | | |
| Cost of sales and services | 7,346,699 | 4,020 | 1,810,890 | 2,559,292 | - | 466,136 | 12,187,037 |
| General and administrative | - | - | - | - | 818,026 | - | 818,026 |
| Operations | - | - | - | - | 3,019,210 | - | 3,019,210 |
| Depreciation | - | - | - | 119,391 | 1,684,107 | - | 1,803,498 |
| Total operating expenses | 7,346,699 | 4,020 | 1,810,890 | 2,678,683 | 5,521,343 | 466,136 | 17,827,771 |
| Operating income (loss) | (1,215,432) | (321) | (83,120) | 2,409 | 125,933 | (112,425) | (1,282,956) |
| **Nonoperating revenue (expenses)** | | | | | | | |
| Investment earnings (loss) | 346,028 | 1,819 | 96,625 | 128,428 | 128,720 | 117,396 | 819,016 |
| Gain on sale of capital assets | - | - | - | - | 261,957 | - | 261,957 |
| Total nonoperating revenues (expenses) | 346,028 | 1,819 | 96,625 | 128,428 | 390,677 | 117,396 | 1,080,973 |
| Income (loss) before contributions and transfers out | (869,404) | 1,498 | 13,505 | 130,837 | 516,610 | 4,971 | (201,983) |
| Transfers in | 1,000,000 | - | - | - | - | - | 1,000,000 |
| Transfers out | - | - | - | (27,039) | - | (1,000,000) | (1,027,039) |
| Change in net position | 130,596 | 1,498 | 13,505 | 103,798 | 516,610 | (995,029) | (229,022) |
| Net position - beginning of year | 276,224 | 35,930 | 1,734,312 | 2,672,822 | 14,092,674 | 2,161,054 | 20,973,016 |
| Net position - end of year | $ 406,820 | $ 37,428 | $ 1,747,817 | $ 2,776,620 | $ 14,609,284 | $ 1,166,025 | $ 20,743,994 |

**City of Troy, Michigan**
**Other Supplementary Information**
**Combining Statement of Cash Flows**
**Internal Service Funds**
**For the Year Ended June 30, 2025**

| | Compensated Absences | Unemployment Compensation | Custodial Services | Information Technology | Motor Equipment | Workers' Compensation | Total |
|---|---|---|---|---|---|---|---|
| **Cash flows from operating activities** | | | | | | | |
| Receipts from interfund users | $ 6,131,267 | $ 3,699 | $ 1,727,770 | $ 2,681,241 | $ 5,634,002 | $ 353,708 | $ 16,531,687 |
| Payments to suppliers | (5,470,706) | (3,976) | (1,625,675) | (2,628,868) | (3,573,149) | (448,048) | (13,750,422) |
| Net cash provided (used) by operating activities | 660,561 | (277) | 102,095 | 52,373 | 2,060,853 | (94,340) | 2,781,265 |
| **Cash flows from noncapital financing activities** | | | | | | | |
| Transfer from other funds | 1,000,000 | - | - | - | - | - | 1,000,000 |
| Transfers to other funds | - | - | - | (27,039) | - | (1,000,000) | (1,027,039) |
| Net cash provided (used) by noncapital financing activities | 1,000,000 | - | - | (27,039) | - | (1,000,000) | (27,039) |
| **Cash flows from capital and related financing activities** | | | | | | | |
| Purchases/construction of capital assets | - | - | - | (71,373) | (3,314,202) | - | (3,385,575) |
| Proceeds from sale of capital assets | - | - | - | - | 313,198 | - | 313,198 |
| Net cash provided (used) by capital and related financing activities | - | - | - | (71,373) | (3,001,004) | - | (3,072,377) |
| **Cash flows from investing activities** | | | | | | | |
| Investment income (loss) | 346,028 | 1,819 | 96,625 | 128,428 | 128,720 | 117,396 | 819,016 |
| Net change in cash and investments | 2,006,589 | 1,542 | 198,720 | 82,389 | (811,431) | (976,944) | 500,865 |
| Cash and investments - beginning of year | 6,220,066 | 36,418 | 1,757,187 | 2,426,969 | 2,811,735 | 2,049,288 | 15,301,663 |
| Cash and investments - end of year | $ 8,226,655 | $ 37,960 | $ 1,955,907 | $ 2,509,358 | $ 2,000,304 | $ 1,072,344 | $ 15,802,528 |
| **Reconciliation of operating income (loss) to net cash provided (used) by operating activities** | | | | | | | |
| Operating income (loss) | $ (1,215,432) | $ (321) | $ (83,120) | $ 2,409 | $ 125,933 | $ (112,425) | $ (1,282,956) |
| Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities | | | | | | | |
| Depreciation and amortization expense | - | - | - | 119,391 | 1,684,107 | - | 1,803,498 |
| Changes in assets and liabilities | | | | | | | |
| Receivables (net) | - | - | - | 149 | (13,274) | (3) | (13,128) |
| Inventories | - | - | - | - | (56,915) | - | (56,915) |
| Prepaid items | - | - | - | (72,506) | - | 18,088 | (54,418) |
| Accounts payable | - | 44 | 185,215 | 2,930 | 356,394 | - | 544,583 |
| Accrued and other liabilities | - | - | - | - | (35,392) | - | (35,392) |
| Compensated absences | 1,875,993 | - | - | - | - | - | 1,875,993 |
| Net cash provided (used) by operating activities | $ 660,561 | $ (277) | $ 102,095 | $ 52,373 | $ 2,060,853 | $ (94,340) | $ 2,781,265 |

# City of Troy, Michigan
## Other Supplementary Information
## Statement of Net Position and Governmental Fund Balance Sheet
## Component Unit - Downtown Development Authority
## June 30, 2025

| | Operating | Adjustments | Statement of Net Position |
|---|---|---|---|
| **Assets** | | | |
| Current assets | | | |
| Cash and investments | $ 4,615,773 | $ - | $ 4,615,773 |
| Receivables | | | |
| Taxes receivable | 147,507 | - | 147,507 |
| Total current assets | $ 4,763,280 | - | 4,763,280 |
| **Liabilities** | | | |
| Current liabilities | | | |
| Accounts payable | $ 728,002 | - | 728,002 |
| Interest payable | - | 22,214 | 22,214 |
| Current portion of long-term liabilities | - | 805,000 | 805,000 |
| Total current liabilities | 728,002 | 827,214 | 1,555,216 |
| Noncurrent liabilities | | | |
| Long-term liabilities | - | 7,575,000 | 7,575,000 |
| Total liabilities | 728,002 | 8,402,214 | 9,130,216 |
| **Deferred Inflows of Resources** | | | |
| Unavailable property taxes | 147,507 | (147,507) | - |
| **Fund Balance** | | | |
| Unassigned | 3,887,771 | (3,887,771) | - |
| **Total liabilities and fund balance** | $ 4,763,280 | | |
| **Net Position** | | | |
| Unrestricted (deficit) | | $ (4,366,936) | $ (4,366,936) |

# City of Troy, Michigan
## Other Supplementary Information
## Reconciliation of Fund Balance of the Governmental Fund
## to Net Position of Governmental Activities
## Component Unit - Downtown Development Authority
## June 30, 2025

| | | |
|---|---|---|
| **Fund balance - governmental fund** | $ | 3,887,771 |
| Total net position for governmental activities in the statement of net position is different because: | | |
| Certain receivables are not available to pay for current period expenditures and, therefore are deferred in the funds. | | 147,507 |
| Long-term liabilities that are not due and payable in the current period, and therefore, are not reported in the funds. | | |
| Accrued interest | | (22,214) |
| Bonds, notes, premiums and discounts | | (8,380,000) |
| **Net position of governmental activities** | $ | (4,366,936) |

# City of Troy, Michigan
## Other Supplementary Information
## Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance
## Component Unit - Downtown Development Authority
## For the Year Ended June 30, 2025

| | Operating | Adjustments | Statement of Activities |
|---|---|---|---|
| **Revenues** | | | |
| Taxes | $ 2,908,510 | $ 16,526 | $ 2,925,036 |
| Investment earnings (loss) | 268,400 | - | 268,400 |
| Total revenues | 3,176,910 | 16,526 | 3,193,436 |
| **Expenditures / expense** | | | |
| Current | | | |
| Community and economic development | 3,655,713 | - | 3,655,713 |
| Debt service | | | |
| Principal retirement | 680,000 | (680,000) | - |
| Interest and fiscal charges | 139,107 | (971) | 138,136 |
| Total expenditures / expense | 4,474,820 | (680,971) | 3,793,849 |
| Net change in fund balance / net position | (1,297,910) | 697,497 | (600,413) |
| Fund balance / net position (deficit) - beginning of year | 5,185,681 | (8,952,204) | (3,766,523) |
| Fund balance / net position (deficit) - end of year | $ 3,887,771 | $ (8,254,707) | $ (4,366,936) |

# City of Troy, Michigan
## Other Supplementary Information
## Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of the Governmental Fund to the Statement of Activities
## Component Unit - Downtown Development Authority
## For the Year Ended June 30, 2025

| | | |
|---|---|---|
| **Net change in fund balances - total governmental fund** | $ | (1,297,910) |
| Total change in net position reported for governmental activities in the statement of activities is different because: | | |
| Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the funds. | | |
| Property taxes | | 16,526 |
| Expenses are recorded when incurred in the statement of activities. | | |
| Accrued interest | | 971 |
| Long-term liabilities and related transactions applicable to governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. | | |
| Repayments of long-term debt | | 680,000 |
| **Change in net position of governmental activities** | $ | (600,413) |

# City of Troy, Michigan
## Other Supplementary Information
## Statement of Net Position and Governmental Fund Balance Sheet
## Component Unit - Local Development Financing Authority
## June 30, 2025

| | Operating | Adjustments | Statement of Net Position |
|---|---|---|---|
| **Assets** | | | |
| Current assets | | | |
| Cash and investments | $ 322,096 | $ - | $ 322,096 |
| Taxes receivable | 1,358 | - | 1,358 |
| Total current assets | $ 323,454 | - | 323,454 |
| **Liabilities** | | | |
| Unearned revenue | $ 1,358 | - | 1,358 |
| **Fund Balance** | | | |
| Unassigned | 322,096 | (322,096) | - |
| **Total liabilities and fund balance** | $ 323,454 | | |
| **Net Position** | | | |
| Unrestricted | | $ 322,096 | $ 322,096 |

# City of Troy, Michigan

## Other Supplementary Information

## Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance

## Component Unit - Local Development Financing Authority

## For the Year Ended June 30, 2025

| | Operating | Adjustments | Statement of Activities |
|---|---|---|---|
| **Revenues** | | | |
| Taxes | $ 241,459 | $ - | $ 241,459 |
| State grants | 28,399 | - | 28,399 |
| Investment earnings (loss) | 19,817 | - | 19,817 |
| Total revenues | 289,675 | - | 289,675 |
| **Expenditures / expense** | | | |
| Current | | | |
| Community and economic development | 166,098 | - | 166,098 |
| Net change in fund balance / net position | 123,577 | - | 123,577 |
| Fund balance / net position - beginning of year | 198,519 | - | 198,519 |
| Fund balance / net position - end of year | $ 322,096 | $ - | $ 322,096 |

# City of Troy, Michigan
## Other Supplementary Information
## Statement of Net Position and Governmental Fund Balance Sheet
## Component Unit - Brownfield Redevelopment Authority
## June 30, 2025

| | Operating | Adjustments | Statement of Net Position |
|---|---|---|---|
| **Assets** | | | |
| Current assets | | | |
| Cash and investments | $ 761,158 | $ - | $ 761,158 |
| Taxes receivable | 537 | - | 537 |
| Total current assets | $ 761,695 | - | 761,695 |
| **Liabilities** | | | |
| Current liabilities | | | |
| Unearned revenue | $ 537 | - | 537 |
| **Fund Balance** | | | |
| Unassigned | 761,158 | (761,158) | - |
| **Total liabilities, deferred inflows of resources and fund balance** | $ 761,695 | | |
| **Net Position** | | | |
| Unrestricted | | $ 761,158 | $ 761,158 |

# City of Troy, Michigan
## Other Supplementary Information
## Statement of Activities and Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balance
## Component Unit - Brownfield Redevelopment Authority
## For the Year Ended June 30, 2025

| | Operating | Adjustments | Statement of Activities |
|---|---|---|---|
| **Revenues** | | | |
| Taxes | $ 201,532 | $ - | $ 201,532 |
| Investment earnings (loss) | 56,801 | - | 56,801 |
| Total revenues | 258,333 | - | 258,333 |
| **Expenditures / expense** | | | |
| Current | | | |
| Community and economic development | 394,580 | - | 394,580 |
| Net change in fund balance / net position | (136,247) | - | (136,247) |
| Fund balance / net position - beginning of year | 897,405 | - | 897,405 |
| Fund balance / net position - end of year | $ 761,158 | $ - | $ 761,158 |

# STATISTICAL SECTION TABLE OF CONTENTS

This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.


| | | Page |
|---|---|---|
| **Financial Trends** | These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time. | 108 |
| **Revenue Capacity** | These schedules contain information to help the reader assess the City's most significant local revenue source, property tax. | 117 |
| **Debt Capacity** | These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future. | 124 |
| **Demographic and Economic Information** | These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place. | 131 |
| **Operating Information** | These schedules contain serve and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs. | 136 |
| **Continuing Disclosures** | Information contained herein complies with Rule 15c2-12, a federal regulation promulgated by the Securities and Exchange Commission, designed to improve disclosure practices in the municipal bond market. | 145 |


Sources: Unless otherwise noted, the information in these schedules is derived from the Annual Comprehensive Financial Report for the relevant year.

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Net Position by Component
## Last Ten Fiscal Years
## (Accrual Basis of Accounting)
## Unaudited

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Governmental activities** | | | | | |
| Net investment in capital assets | $ 194,299,483 | $ 202,939,709 | $ 209,330,214 | $ 211,012,892 | $ 211,643,485 |
| Restricted | 19,460,570 | 19,429,092 | 17,995,682 | 49,675,789 | 71,427,127 |
| Unrestricted | 79,865,292 | 13,264,407 | 17,351,506 | 5,617,794 | 6,622,679 |
| **Total governmental activities** | $ 293,625,345 | $ 235,633,208 | $ 244,677,402 | $ 266,306,475 | $ 289,693,291 |
| **Business-type activities** | | | | | |
| Net investment in capital assets | $ 127,611,126 | $ 129,220,049 | $ 128,565,431 | $ 128,316,680 | $ 132,389,502 |
| Restricted | - | - | - | 1,194,908 | 1,334,545 |
| Unrestricted | 38,593,816 | 39,342,785 | 39,035,755 | 38,588,206 | 32,607,856 |
| **Total business-type activities** | $ 166,204,942 | $ 168,562,834 | $ 167,601,186 | $ 168,099,794 | $ 166,331,903 |
| **Primary government** | | | | | |
| Net investment in capital assets | $ 321,910,609 | $ 332,159,758 | $ 337,895,645 | $ 339,329,572 | $ 344,032,987 |
| Restricted | 19,460,570 | 19,429,092 | 17,995,682 | 50,870,697 | 72,761,672 |
| Unrestricted | 118,459,108 | 52,607,192 | 56,387,261 | 44,206,000 | 39,230,535 |
| **Total primary government** | $ 459,830,287 | $ 404,196,042 | $ 412,278,588 | $ 434,406,269 | $ 456,025,194 |

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Net Position by Component
## Last Ten Fiscal Years
## (Accrual Basis of Accounting)
## Unaudited

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Governmental activities** | | | | | |
| Net investment in capital assets | $ 230,145,408 | $ 233,277,547 | $ 238,472,631 | $ 252,967,933 | $ 263,130,761 |
| Restricted | 77,713,480 | 80,401,648 | 81,478,063 | 93,319,004 | 111,886,480 |
| Unrestricted | 10,477,522 | 7,202,418 | 18,645,580 | 17,171,544 | 16,679,806 |
| **Total governmental activities** | $ 318,336,410 | $ 320,881,613 | $ 338,596,274 | $ 363,458,481 | $ 391,697,047 |
| **Business-type activities** | | | | | |
| Net investment in capital assets | $ 142,141,489 | $ 143,593,325 | $ 149,413,653 | $ 149,982,907 | $ 148,052,684 |
| Restricted | 1,763,231 | 1,982,936 | 2,137,566 | 2,590,963 | 3,281,268 |
| Unrestricted | 23,224,217 | 16,860,483 | 9,518,176 | 5,506,070 | 5,618,878 |
| **Total business-type activities** | $ 167,128,937 | $ 162,436,744 | $ 161,069,395 | $ 158,079,940 | $ 156,952,830 |
| **Primary government** | | | | | |
| Net investment in capital assets | $ 372,286,897 | $ 376,870,872 | $ 387,886,284 | $ 402,950,840 | $ 411,183,445 |
| Restricted | 79,476,711 | 82,384,584 | 83,615,629 | 95,909,967 | 115,167,748 |
| Unrestricted | 33,701,739 | 24,062,901 | 28,163,756 | 22,677,614 | 22,298,684 |
| **Total primary government** | $ 485,465,347 | $ 483,318,357 | $ 499,665,669 | $ 521,538,421 | $ 548,649,877 |

**City of Troy, Michigan**
**Statistical Section**
**Financial Trends**
**Changes in Net Position**
**Last Ten Fiscal Years**
**(Accrual Basis of Accounting)**
**Unaudited**

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Expenses** | | | | | |
| Governmental activities | | | | | |
| General government | $ 11,305,100 | $ 10,925,546 | $ 10,527,094 | $ 9,161,093 | $ 6,511,152 |
| Public safety | 31,023,545 | 29,403,916 | 29,357,164 | 23,995,136 | 23,297,176 |
| Public works | 16,269,932 | 16,553,537 | 18,123,198 | 17,532,358 | 17,216,100 |
| Sanitation | 4,517,499 | 4,889,569 | 5,007,584 | 5,250,265 | 5,358,719 |
| Community and economic development | 955,880 | 794,535 | 851,314 | 305,789 | 275,784 |
| Recreation and culture | 10,248,458 | 10,442,184 | 11,320,591 | 11,114,884 | 9,982,617 |
| Interest on long-term debt | 1,344,219 | 1,206,243 | 1,095,894 | 975,567 | 843,586 |
| Total governmental activities | 75,664,633 | 74,215,530 | 76,282,839 | 68,335,092 | 63,485,134 |
| Business-type activities | | | | | |
| Water | 18,508,493 | 18,992,183 | 20,809,872 | 20,163,346 | 19,914,841 |
| Sewer | 12,584,209 | 12,401,390 | 14,441,047 | 14,545,633 | 14,590,131 |
| Sanctuary Lake golf course | 1,900,990 | 1,917,677 | 1,930,551 | 1,960,575 | 1,908,982 |
| Sylvan Glen golf course | 1,143,351 | 1,114,618 | 1,082,544 | 1,111,941 | 1,206,036 |
| Aquatic center | 700,430 | 717,905 | 655,821 | 699,130 | 515,238 |
| Total business-type activities | 34,837,473 | 35,143,773 | 38,919,835 | 38,480,625 | 38,135,228 |
| **Total primary government expenses** | 110,502,106 | 109,359,303 | 115,202,674 | 106,815,717 | 101,620,362 |
| **Program revenues** | | | | | |
| Governmental activities | | | | | |
| Charges for services | | | | | |
| General government | 3,766,949 | 3,983,385 | 3,862,669 | 3,953,495 | 3,792,227 |
| Public safety | 4,451,076 | 4,612,475 | 4,975,806 | 5,243,086 | 4,370,991 |
| Public works | 3,335,490 | 2,916,921 | 3,082,359 | 2,046,635 | 2,077,937 |
| Sanitation | 8,630 | 8,199 | 25,923 | 1,118 | 940 |
| Community and economic development | - | - | - | - | - |
| Recreation and culture | 3,587,481 | 3,683,297 | 3,698,180 | 3,756,819 | 2,183,119 |
| Operating grants and contributions | 760,549 | 951,275 | 1,134,640 | 810,436 | 964,952 |
| Capital grants and contributions | 11,466,690 | 9,304,781 | 10,501,834 | 11,438,685 | 9,903,857 |
| Total governmental activities | 27,376,865 | 25,460,333 | 27,281,411 | 27,250,274 | 23,294,023 |
| Business-type activities | | | | | |
| Charges for services | | | | | |
| Water | 17,465,511 | 20,699,381 | 20,154,112 | 19,679,644 | 19,189,709 |
| Sewer | 12,470,724 | 13,513,930 | 13,335,048 | 13,125,364 | 12,702,238 |
| Sanctuary Lake golf course | 1,809,386 | 1,739,789 | 1,781,278 | 1,782,237 | 1,684,938 |
| Sylvan Glen golf course | 1,291,367 | 1,363,358 | 1,298,319 | 1,269,017 | 1,339,293 |
| Aquatic center | 728,589 | 591,389 | 578,108 | 552,340 | 305,292 |
| Operating grants and contributions | - | - | - | - | - |
| Capital grants and contributions | 1,104,132 | 2,681,660 | 738,252 | 1,064,065 | 196,436 |
| Total business-type activities | 34,869,709 | 40,589,507 | 37,885,117 | 37,472,667 | 35,417,906 |
| **Total primary government program revenues** | 62,246,574 | 66,049,840 | 65,166,528 | 64,722,941 | 58,711,929 |
| **Net (expense)/revenue** | | | | | |
| Governmental activities | (48,287,768) | (48,755,197) | (49,001,428) | (41,084,818) | (40,191,111) |
| Business-type activities | 32,236 | 5,445,734 | (1,034,718) | (1,007,958) | (2,717,322) |
| **Total primary government net expense** | (48,255,532) | (43,309,463) | (50,036,146) | (42,092,776) | (42,908,433) |
| **General revenues** | | | | | |
| Governmental activities | | | | | |
| General revenues | | | | | |
| Property taxes | 48,369,185 | 48,184,737 | 49,396,636 | 51,108,963 | 52,975,285 |
| State-shared revenue and other state grants | 6,535,632 | 8,091,385 | 8,378,417 | 8,535,476 | 8,346,267 |
| Grants and contributions not restricted | 24,472 | 14,619 | 20,070 | 18,188 | 18,210 |
| Unrestricted investment earnings (loss) | 1,079,714 | 12,506 | 93,835 | 2,635,494 | 2,003,122 |
| Miscellaneous | 131,968 | - | 156,664 | 415,770 | 235,043 |
| Total governmental activities | 56,140,971 | 56,303,247 | 58,045,622 | 62,713,891 | 63,577,927 |
| Business-type activities | | | | | |
| General revenues | | | | | |
| Unrestricted investment earnings (loss) | 681,643 | 29,858 | 73,070 | 1,466,100 | 949,431 |
| Miscellaneous | 6,946 | - | - | 40,466 | - |
| Total business-type activities | 688,589 | 29,858 | 73,070 | 1,506,566 | 949,431 |
| **Total primary government** | 56,829,560 | 56,333,105 | 58,118,692 | 64,220,457 | 64,527,358 |
| **Change in net position** | | | | | |
| Governmental activities | 7,853,203 | 7,548,050 | 9,044,194 | 21,629,073 | 23,386,816 |
| Business-type activities | 720,825 | 5,475,592 | (961,648) | 498,608 | (1,767,891) |
| **Total primary government** | $ 8,574,028 | $ 13,023,642 | $ 8,082,546 | $ 22,127,681 | $ 21,618,925 |

# City of Troy, Michigan
**Statistical Section**
**Financial Trends**
**Changes in Net Position**
**Last Ten Fiscal Years**
**(Accrual Basis of Accounting)**
**Unaudited**

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Expenses** | | | | | |
| Governmental activities | | | | | |
| General government | $ 7,630,092 | $ 9,992,627 | $ 10,139,417 | $ 14,917,110 | $ 12,273,711 |
| Public safety | 23,743,952 | 34,285,696 | 30,335,955 | 32,035,747 | 36,031,514 |
| Public works | 17,217,363 | 21,100,594 | 17,976,458 | 20,804,742 | 16,778,432 |
| Sanitation | 5,534,606 | 5,656,929 | 5,950,274 | 6,178,716 | 6,390,986 |
| Community and economic development | 805,526 | 1,009,707 | 4,142,399 | 4,656,013 | 5,347,388 |
| Recreation and culture | 8,396,449 | 11,944,043 | 13,449,956 | 14,571,154 | 18,354,463 |
| Interest on long-term debt | 637,086 | 167,576 | 152,973 | 154,769 | 147,947 |
| Total governmental activities | 63,965,074 | 84,157,172 | 82,147,432 | 93,318,251 | 95,324,441 |
| Business-type activities | | | | | |
| Water | 20,639,128 | 20,927,528 | 22,129,369 | 24,001,713 | 24,130,186 |
| Sewer | 15,063,368 | 15,371,118 | 15,881,121 | 15,839,514 | 15,668,014 |
| Sanctuary Lake golf course | 2,202,815 | 2,381,697 | 2,546,170 | 2,609,494 | 2,888,225 |
| Sylvan Glen golf course | 1,258,376 | 1,409,200 | 1,609,537 | 1,723,154 | 1,883,057 |
| Aquatic center | 473,997 | 706,923 | 589,748 | 677,316 | 924,787 |
| Total business-type activities | 39,637,684 | 40,796,466 | 42,755,945 | 44,851,191 | 45,494,269 |
| **Total primary government expenses** | 103,602,758 | 124,953,638 | 124,903,377 | 138,169,442 | 140,818,710 |
| **Program revenues** | | | | | |
| Governmental activities | | | | | |
| Charges for services | | | | | |
| General government | 4,115,452 | 3,445,352 | 3,317,610 | 4,098,030 | 4,341,367 |
| Public safety | 4,563,533 | 4,279,158 | 2,235,361 | 2,167,204 | 2,641,879 |
| Public works | 2,888,371 | 2,933,503 | 4,021,104 | 4,001,769 | 4,168,439 |
| Sanitation | 422 | 575 | - | - | - |
| Community and economic development | - | - | 2,534,219 | 3,655,302 | 3,846,386 |
| Recreation and culture | 1,054,435 | 2,449,412 | 2,698,631 | 2,746,222 | 2,989,022 |
| Operating grants and contributions | 6,042,781 | 1,573,630 | 3,421,036 | 5,122,261 | 5,705,749 |
| Capital grants and contributions | 11,003,755 | 10,951,311 | 12,533,045 | 19,101,496 | 16,635,387 |
| Total governmental activities | 29,668,749 | 25,632,941 | 30,761,006 | 40,892,284 | 40,328,229 |
| Business-type activities | | | | | |
| Charges for services | | | | | |
| Water | 20,488,367 | 19,088,120 | 21,355,575 | 21,689,323 | 22,781,389 |
| Sewer | 13,759,793 | 12,953,666 | 13,839,768 | 14,236,340 | 14,841,136 |
| Sanctuary Lake golf course | 2,310,026 | 2,253,407 | 2,601,183 | 2,656,053 | 2,989,889 |
| Sylvan Glen golf course | 1,800,034 | 1,614,615 | 1,932,909 | 1,925,927 | 1,847,984 |
| Aquatic center | 247,343 | 785,243 | 587,452 | 572,028 | 585,656 |
| Operating grants and contributions | - | - | - | - | - |
| Capital grants and contributions | 2,077,664 | 913,952 | 731,734 | 391,205 | 776,506 |
| Total business-type activities | 40,683,227 | 37,609,003 | 41,048,621 | 41,470,876 | 43,822,560 |
| **Total primary government program revenues** | 70,351,976 | 63,241,944 | 71,809,627 | 82,363,160 | 84,150,789 |
| **Net (expense)/revenue** | | | | | |
| Governmental activities | (34,296,325) | (58,524,231) | (51,386,426) | (52,425,967) | (54,996,212) |
| Business-type activities | 1,045,543 | (3,187,463) | (1,707,324) | (3,380,315) | (1,671,709) |
| **Total primary government net expense** | (33,250,782) | (61,711,694) | (53,093,750) | (55,806,282) | (56,667,921) |
| **General revenues** | | | | | |
| Governmental activities | | | | | |
| General revenues | | | | | |
| Property taxes | 53,623,652 | 54,937,941 | 57,724,838 | 62,083,872 | 65,763,354 |
| State-shared revenue and other state grants | 9,601,689 | 12,144,090 | 9,968,092 | 10,197,668 | 10,189,074 |
| Grants and contributions not restricted | 27,884 | 25,153 | - | - | - |
| Unrestricted investment earnings (loss) | (526,158) | (6,244,462) | (2,921,084) | 3,874,231 | 6,033,231 |
| Miscellaneous | 212,377 | 206,712 | 670,534 | 1,132,403 | 1,249,119 |
| Total governmental activities | 62,939,444 | 61,069,434 | 65,442,380 | 77,288,174 | 83,234,778 |
| Business-type activities | | | | | |
| General revenues | | | | | |
| Unrestricted investment earnings (loss) | (248,509) | (1,504,730) | 304,614 | 341,012 | 446,465 |
| Miscellaneous | - | - | 35,361 | 49,848 | 98,134 |
| Total business-type activities | (248,509) | (1,504,730) | 339,975 | 390,860 | 544,599 |
| **Total primary government** | 62,690,935 | 59,564,704 | 65,782,355 | 77,679,034 | 83,779,377 |
| **Change in net position** | | | | | |
| Governmental activities | 28,643,119 | 2,545,203 | 14,055,954 | 24,862,207 | 28,238,566 |
| Business-type activities | 797,034 | (4,692,193) | (1,367,349) | (2,989,455) | (1,127,110) |
| **Total primary government** | $ 29,440,153 | $ (2,146,990) | $ 12,688,605 | $ 21,872,752 | $ 27,111,456 |

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Fund Balances of Governmental Funds
## Last Ten Fiscal Years
## (Modified Accrual Basis of Accounting)
## Unaudited

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **General fund** | | | | | |
| Nonspendable | $ 5,669,290 | $ 6,260,979 | $ 6,885,751 | $ 7,215,136 | $ 8,084,436 |
| Restricted | 1,563,203 | 1,563,397 | 1,565,721 | 1,617,390 | 1,656,276 |
| Assigned | 5,312,270 | 4,561,613 | 6,326,870 | 5,895,860 | 5,801,438 |
| Unassigned | 20,062,397 | 19,776,349 | 18,661,478 | 19,674,536 | 17,486,669 |
| **Total general fund** | 32,607,160 | 32,162,338 | 33,439,820 | 34,402,922 | 33,028,819 |
| **All other governmental funds** | | | | | |
| Nonspendable | 196,900 | 293,680 | 187,299 | 268,684 | 249,339 |
| Restricted | 19,510,120 | 19,352,374 | 17,996,223 | 21,311,972 | 26,185,903 |
| Committed | 2,720,822 | 945,425 | 132,263 | 564,900 | 304,163 |
| **Total all other governmental funds** | 22,427,842 | 20,591,479 | 18,315,785 | 22,145,556 | 26,739,405 |
| **Total governmental funds** | $ 55,035,002 | $ 52,753,817 | $ 51,755,605 | $ 56,548,478 | $ 59,768,224 |

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Fund Balances of Governmental Funds
## Last Ten Fiscal Years
## (Modified Accrual Basis of Accounting)
## Unaudited

| | 2021* | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **General fund** | | | | | |
| Nonspendable | $ 9,779,366 | $ 9,994,166 | $ 9,626,031 | $ 10,288,818 | $ 11,544,721 |
| Restricted | - | - | - | - | - |
| Assigned | 7,149,823 | 8,075,027 | 6,320,196 | 5,168,462 | 7,599,194 |
| Unassigned | 22,737,062 | 21,544,036 | 19,650,093 | 27,307,266 | 34,331,985 |
| **Total general fund** | 39,666,251 | 39,613,229 | 35,596,320 | 42,764,546 | 53,475,900 |
| **All other governmental funds** | | | | | |
| Nonspendable | 246,425 | 256,177 | 280,635 | 255,127 | 2,690,906 |
| Restricted | 25,217,102 | 23,068,541 | 20,827,425 | 22,518,714 | 22,977,784 |
| Committed | 656,477 | - | - | - | - |
| **Total all other governmental funds** | 26,120,004 | 23,324,718 | 21,108,060 | 22,773,841 | 25,668,690 |
| **Total governmental funds** | $ 65,786,255 | $ 62,937,947 | $ 56,704,380 | $ 65,538,387 | $ 79,144,590 |

* Beginning with fiscal year 2021, the budget stabilization portion of fund balance is reported as unassigned.

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Changes in Fund Balances of Governmental Funds
## Last Ten Fiscal Years
## (Modified Accrual Basis of Accounting)
## Unaudited

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Property taxes | $ 48,181,711 | $ 48,330,909 | $ 49,449,053 | $ 51,118,782 | $ 52,847,967 |
| Licenses and permits | 2,519,342 | 2,755,580 | 2,947,987 | 2,930,791 | 2,684,369 |
| Intergovernmental - federal | 2,492,626 | 564,401 | 419,889 | 350,211 | 410,169 |
| Intergovernmental - state | 14,016,525 | 15,102,588 | 17,266,839 | 18,707,814 | 17,461,280 |
| Intergovernmental - local | 1,401,455 | 1,624,744 | 1,227,514 | 904,756 | 479,549 |
| Charges for services | 9,636,700 | 9,198,024 | 9,328,352 | 8,353,157 | 6,763,062 |
| Fines and forfeits | 1,183,571 | 1,415,429 | 1,617,607 | 1,557,399 | 1,097,965 |
| Investment earnings (loss) | 865,229 | 10,795 | 70,137 | 2,102,986 | 1,607,993 |
| Other | 2,948,266 | 3,167,305 | 3,139,232 | 3,261,326 | 3,022,060 |
| **Total revenues** | 83,245,425 | 82,169,775 | 85,466,610 | 89,287,222 | 86,374,414 |
| **Expenditures** | | | | | |
| Current | | | | | |
| General government | 7,338,404 | 7,931,122 | 7,557,035 | 8,241,232 | 8,436,783 |
| Public safety | 28,611,021 | 29,860,208 | 31,427,553 | 33,487,111 | 33,833,913 |
| Public works | 5,372,214 | 5,441,176 | 6,184,744 | 5,946,526 | 5,946,118 |
| Sanitation | 4,517,910 | 4,890,106 | 5,008,258 | 5,250,790 | 5,359,069 |
| Community and economic development | 3,186,003 | 3,364,862 | 3,627,340 | 3,977,888 | 3,854,144 |
| Recreation and culture | 9,457,699 | 9,793,755 | 10,771,468 | 11,088,389 | 10,193,878 |
| Debt service | | | | | |
| Principal | 2,922,716 | 2,980,066 | 2,910,420 | 3,095,470 | 3,136,159 |
| Lease principal | - | - | - | - | - |
| Interest and other charges | 1,407,944 | 1,274,264 | 1,160,095 | 1,042,658 | 910,498 |
| Bond issuance costs | - | - | - | - | - |
| Capital outlay | 24,973,022 | 18,916,700 | 17,818,579 | 12,587,681 | 11,596,804 |
| **Total expenditures** | 87,786,933 | 84,452,259 | 86,465,492 | 84,717,745 | 83,267,366 |
| **Excess of revenues over (under) expenditures** | (4,541,508) | (2,282,484) | (998,882) | 4,569,477 | 3,107,048 |
| **Other financing sources (uses)** | | | | | |
| Transfers in | 18,223,266 | 15,568,422 | 14,583,366 | 14,694,064 | 15,649,224 |
| Transfers out | (18,226,266) | (15,568,422) | (14,583,366) | (14,694,064) | (15,649,224) |
| Issuance of debt | - | - | - | - | - |
| Payments to escrow agent | - | - | - | - | - |
| Issuance of leases payable | - | - | - | - | - |
| Proceeds from the sale of capital assets | 172,438 | 1,299 | 670 | 223,396 | 112,698 |
| **Total other financing sources (uses)** | 169,438 | 1,299 | 670 | 223,396 | 112,698 |
| **Net change in fund balances** | $ (4,372,070) | $ (2,281,185) | $ (998,212) | $ 4,792,873 | $ 3,219,746 |
| Debt service as a percentage of noncapital expenditures | 6.90% | 6.50% | 5.90% | 5.70% | 5.70% |

# City of Troy, Michigan
## Statistical Section
## Financial Trends
## Changes in Fund Balances of Governmental Funds
## Last Ten Fiscal Years
## (Modified Accrual Basis of Accounting)
## Unaudited

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Revenues** | | | | | |
| Property taxes | $ 53,699,190 | $ 54,891,265 | $ 57,745,884 | $ 62,107,241 | $ 65,789,238 |
| Licenses and permits | 2,575,884 | 2,499,549 | 2,778,942 | 4,011,295 | 4,331,647 |
| Intergovernmental - federal | 4,907,302 | 173,441 | 1,652,147 | 9,751,411 | 5,081,892 |
| Intergovernmental - state | 19,604,050 | 23,077,936 | 23,116,438 | 23,577,958 | 26,591,649 |
| Intergovernmental - local | 803,030 | 786,577 | 1,027,077 | 960,642 | 684,707 |
| Charges for services | 7,088,481 | 7,745,679 | 8,575,938 | 8,486,035 | 10,143,811 |
| Fines and forfeits | 943,594 | 858,936 | 748,775 | 972,438 | 1,314,410 |
| Investment earnings (loss) | (427,806) | (5,137,848) | (2,324,925) | 3,573,457 | 5,415,437 |
| Other | 6,106,702 | 2,778,135 | 3,353,715 | 3,576,842 | 4,344,404 |
| **Total revenues** | 95,300,427 | 87,673,670 | 96,673,991 | 117,017,319 | 123,697,195 |
| **Expenditures** | | | | | |
| Current | | | | | |
| General government | 8,879,688 | 9,012,053 | 10,349,564 | 10,640,781 | 11,234,975 |
| Public safety | 35,415,218 | 35,434,031 | 45,771,854 | 36,771,192 | 39,706,216 |
| Public works | 6,682,499 | 7,846,946 | 7,185,790 | 7,703,448 | 8,148,586 |
| Sanitation | 5,534,659 | 5,656,977 | 5,950,274 | 6,178,716 | 6,390,986 |
| Community and economic development | 3,610,414 | 4,218,892 | 4,146,097 | 4,696,430 | 5,259,161 |
| Recreation and culture | 8,808,681 | 11,004,020 | 12,397,444 | 13,827,508 | 15,577,536 |
| Debt service | | | | | |
| Principal | 3,385,338 | 640,145 | 660,523 | 738,586 | 711,018 |
| Lease principal | - | 5,322 | - | - | - |
| Interest and other charges | 568,454 | 172,297 | 146,998 | 149,097 | 141,711 |
| Bond issuance costs | 154,147 | - | - | - | - |
| Capital outlay | 13,195,645 | 16,603,584 | 19,982,606 | 27,499,454 | 22,978,795 |
| **Total expenditures** | 86,234,743 | 90,594,267 | 106,591,150 | 108,205,212 | 110,148,984 |
| **Excess of revenues over (under) expenditures** | 9,065,684 | (2,920,597) | (9,917,159) | 8,812,107 | 13,548,211 |
| **Other financing sources (uses)** | | | | | |
| Transfers in | 12,425,144 | 8,934,090 | 8,915,745 | 13,258,729 | 9,916,372 |
| Transfers out | (12,425,144) | (8,934,090) | (8,915,745) | (13,258,729) | (9,916,372) |
| Issuance of debt | 10,105,000 | - | - | - | - |
| Payments to escrow agent | (13,163,253) | - | - | - | - |
| Issuance of leases payable | - | 47,739 | - | - | - |
| Proceeds from the sale of capital assets | 10,600 | 24,550 | 24,885 | 21,900 | 57,992 |
| **Total other financing sources (uses)** | (3,047,653) | 72,289 | 24,885 | 21,900 | 57,992 |
| **Net change in fund balances** | $ 6,018,031 | $ (2,848,308) | $ (9,892,274) | $ 8,834,007 | $ 13,606,203 |
| Debt service as a percentage of noncapital expenditures | 4.60% | 1.10% | 0.92% | 1.08% | 1.08% |

# City of Troy, Michigan
## Statisitical Section
## Financial Trends
## General Governmental Tax Revenue by Source
## Last Ten Fiscal Years
## Unaudited

| Fiscal Year Ended June 30, | Governmental Activities | | | | | |
|---|---|---|---|---|---|---|
| | General | Refuse | Library | Capital | General Debt Service | Total All Property Taxes |
| 2016 | $ 30,673,539 | $ 4,733,992 | $ 3,083,735 | $ 6,771,668 | $ 3,106,251 | $ 48,369,185 |
| 2017 | 30,813,146 | 4,764,992 | 3,110,616 | 6,815,995 | 2,679,988 | 48,184,737 |
| 2018 | 31,687,325 | 4,909,101 | 3,179,008 | 6,861,168 | 2,760,034 | 49,396,636 |
| 2019 | 32,998,890 | 5,102,374 | 3,280,407 | 6,860,470 | 2,866,822 | 51,108,963 |
| 2020 | 34,363,615 | 5,416,656 | 3,397,872 | 6,908,413 | 2,888,729 | 52,975,285 |
| 2021 | 35,627,322 | 5,601,191 | 3,495,199 | 6,941,975 | 1,957,965 | 53,623,652 |
| 2022 | 36,373,432 | 5,721,634 | 5,852,034 | 6,990,841 | - | 54,937,941 |
| 2023 | 38,623,852 | 6,083,763 | 6,185,677 | 6,852,592 | - | 57,745,884 |
| 2024 | 38,838,479 | 6,514,407 | 6,645,827 | 7,333,241 | - | 59,331,954 |
| 2025 | 44,155,828 | 6,942,644 | 7,057,224 | 7,633,542 | - | 65,789,238 |

**City of Troy, Michigan**
**Statistical Section**
**Revenue Capacity**
**Property Tax Levies and Collections**
**Last Ten Fiscal Years**
**Unaudited**

| Fiscal Year Ended June 30, | Total Tax Levy | Current Tax Collections | Percentage of Current Taxes Collected | Delinquent Tax Collections | Total Tax Collections to Date | Percentage of Total Tax Collections to Total Tax Levy | Outstanding Delinquent Taxes | Percentage of Delinquent Taxes to Total Tax Levy |
|---|---|---|---|---|---|---|---|---|
| 2016 | $ 46,462,301 | $ 45,764,152 | 98.50% | $ 615,231 | $ 46,379,383 | 99.82% | $ 82,918 | 0.18% |
| 2017 | 46,326,577 | 45,802,258 | 98.87% | 476,191 | 46,278,449 | 99.90% | 48,128 | 0.10% |
| 2018 | 47,541,259 | 47,004,145 | 98.87% | 481,373 | 47,485,518 | 99.88% | 55,741 | 0.12% |
| 2019 | 49,116,110 | 48,572,479 | 98.89% | 477,132 | 49,049,611 | 99.86% | 66,499 | 0.14% |
| 2020 | 50,921,876 | 50,214,786 | 98.61% | 572,577 | 50,787,363 | 99.74% | 134,513 | 0.26% |
| 2021 | 51,398,079 | 50,852,466 | 98.94% | 497,734 | 51,350,200 | 99.91% | 47,879 | 0.09% |
| 2022 | 52,816,046 | 52,275,997 | 98.98% | 423,823 | 52,699,820 | 99.78% | 116,226 | 0.22% |
| 2023 | 55,329,238 | 54,738,794 | 98.93% | 505,578 | 55,244,372 | 99.85% | 84,866 | 0.15% |
| 2024 | 59,214,794 | 58,216,334 | 98.31% | 871,825 | 59,088,159 | 99.79% | 98,057 | 0.17% |
| 2025 | 62,950,012 | 61,724,845 | 98.05% | 764,219 | 62,489,064 | 99.27% | 174,448 | 0.28% |

**City of Troy, Michigan**
**Statistical Section**
**Revenue Capacity**
**Direct and Overlapping Property Tax Rates**
**Last Ten Fiscal Years**
**(Per $1,000 of Assessed Valuation)**
**Unaudited**

| | City of Troy | | | | | | Overlapping Governments | |
|---|---|---|---|---|---|---|---|---|
| Tax Year | General | Capital | Refuse | Debt | Library | Total | Troy School District | Oakland County |
| 2015 H | 6.50 | 1.53 | 1.07 | 0.70 | 0.70 | 10.50 | 9.96 | 4.65 |
| 2015 NH | 6.50 | 1.53 | 1.07 | 0.70 | 0.70 | 10.50 | 22.59 | 4.65 |
| 2016 H | 6.50 | 1.53 | 1.07 | 0.70 | 0.70 | 10.50 | 9.69 | 4.55 |
| 2016 NH | 6.50 | 1.53 | 1.07 | 0.70 | 0.70 | 10.50 | 22.58 | 4.55 |
| 2017 H | 6.50 | 1.53 | 1.07 | 0.60 | 0.70 | 10.40 | 10.33 | 4.49 |
| 2017 NH | 6.50 | 1.53 | 1.07 | 0.60 | 0.70 | 10.40 | 22.70 | 4.49 |
| 2018 H | 6.50 | 1.44 | 1.07 | 0.60 | 0.69 | 10.30 | 10.33 | 4.49 |
| 2018 NH | 6.50 | 1.44 | 1.07 | 0.60 | 0.69 | 10.30 | 22.70 | 4.49 |
| 2019 H | 6.50 | 1.39 | 1.09 | 0.58 | 0.68 | 10.24 | 9.97 | 4.48 |
| 2019 NH | 6.50 | 1.39 | 1.09 | 0.58 | 0.68 | 10.24 | 23.09 | 4.48 |
| 2020 H | 6.50 | 1.35 | 1.09 | 0.38 | 0.68 | 10.00 | 9.75 | 4.58 |
| 2020 NH | 6.50 | 1.35 | 1.09 | 0.38 | 0.68 | 10.00 | 23.08 | 4.58 |
| 2021 H | 6.50 | 1.33 | 1.09 | - | 1.09 | 10.02 | 8.47 | 4.36 |
| 2021 NH | 6.50 | 1.33 | 1.09 | - | 1.09 | 10.02 | 23.08 | 4.36 |
| 2022 H | 6.50 | 1.23 | 1.09 | - | 1.08 | 9.90 | 8.13 | 4.52 |
| 2022 NH | 6.50 | 1.23 | 1.09 | - | 1.08 | 9.90 | 23.07 | 4.52 |
| 2023 H | 6.50 | 1.23 | 1.09 | - | 1.08 | 9.90 | 9.84 | 4.31 |
| 2023 NH | 6.50 | 1.23 | 1.09 | - | 1.08 | 9.90 | 25.07 | 4.31 |
| 2024 H | 6.50 | 1.20 | 1.09 | - | 1.08 | 9.86 | 9.79 | 3.95 |
| 2024 NH | 6.50 | 1.20 | 1.09 | - | 1.08 | 9.86 | 25.06 | 3.95 |

H - Homestead
NH - Non-Homestead
* Not a new millage - For Tax Year 2021, the City has chosen to report this millage separately.

Note: The tax year reflects the July 1 and December 1 levy dates.

**City of Troy, Michigan**
**Statistical Section**
**Revenue Capacity**
**Direct and Overlapping Property Tax Rates**
**Last Ten Fiscal Years**
**(Per $1,000 of Assessed Valuation)**
**Unaudited**

| | Overlapping Governments | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Tax Year | Oakland County Community College | Intermediate School District | Oakland Transit | State Education | Zoo | ParksRec | Art | HCMA* | Total |
| 2015 H | 1.58 | 3.37 | 1.00 | 6.00 | 0.10 | - | 0.20 | - | 37.36 |
| 2015 NH | 1.58 | 3.37 | 1.00 | 6.00 | 0.10 | - | 0.20 | - | 49.99 |
| 2016 H | 1.58 | 3.36 | 1.00 | 6.00 | 0.10 | - | 0.20 | - | 36.98 |
| 2016 NH | 1.58 | 3.36 | 1.00 | 6.00 | 0.10 | - | 0.20 | - | 49.87 |
| 2017 H | 1.57 | 3.34 | 0.99 | 6.00 | 0.10 | - | 0.20 | - | 37.42 |
| 2017 NH | 1.57 | 3.34 | 0.99 | 6.00 | 0.10 | - | 0.20 | - | 49.80 |
| 2018 H | 1.56 | 3.11 | 0.99 | 6.00 | 0.10 | - | 0.20 | - | 37.07 |
| 2018 NH | 1.56 | 3.11 | 0.99 | 6.00 | 0.10 | - | 0.20 | - | 49.44 |
| 2019 H | 1.53 | 3.25 | 0.99 | 6.00 | 0.10 | - | 0.19 | - | 36.74 |
| 2019 NH | 1.53 | 3.25 | 0.99 | 6.00 | 0.10 | - | 0.20 | - | 49.87 |
| 2020 H | 1.52 | 3.23 | 0.99 | 6.00 | 0.10 | - | 0.19 | - | 36.36 |
| 2020 NH | 1.52 | 3.23 | 0.99 | 6.00 | 0.10 | - | 0.19 | - | 49.69 |
| 2021 H | 1.51 | 3.20 | 0.98 | 6.00 | 0.10 | - | 0.19 | 0.21 | 35.02 |
| 2021 NH | 1.51 | 3.20 | 0.98 | 6.00 | 0.10 | - | 0.19 | 0.21 | 49.63 |
| 2022 H | 1.49 | 3.17 | 0.98 | 6.00 | 0.10 | - | 0.19 | 0.21 | 34.68 |
| 2022 NH | 1.49 | 3.17 | 0.98 | 6.00 | 0.10 | - | 0.19 | 0.21 | 49.61 |
| 2023 H | 1.49 | 3.17 | 0.95 | 6.00 | 0.10 | - | 0.19 | 0.21 | 36.15 |
| 2023 NH | 1.49 | 3.17 | 0.95 | 6.00 | 0.10 | - | 0.19 | 0.21 | 51.38 |
| 2024 H | 1.48 | 3.15 | 0.95 | 6.00 | 0.09 | 0.65 | 0.19 | 0.21 | 36.33 |
| 2024 NH | 1.48 | 3.15 | 0.95 | 6.00 | 0.09 | 0.65 | 0.19 | 0.21 | 51.60 |

H - Homestead
NH - Non-Homestead
* Not a new millage - For Tax Year 2021, the City has chosen to report this millage separately.

Note: The tax year reflects the July 1 and December 1 levy dates.

# City of Troy, Michigan
## Statistical Section
## Revenue Capacity
## Assessed Value and Taxable Value of Property
## Last Ten Fiscal Years
## Unaudited

| Assessment Date | Levy Date | Fiscal Year Ended | Residential Property | Commercial Property | Industrial Property | Personal Property |
|---|---|---|---|---|---|---|
| 12/31/2014 | 7/01/2015 | 6/30/2016 | $ 2,894,875,560 | $ 891,581,610 | $ 281,097,400 | $ 437,230,620 |
| 12/31/2015 | 7/01/2016 | 6/30/2017 | 2,977,938,320 | 893,540,330 | 286,584,670 | 381,971,050 |
| 12/31/2016 | 7/01/2017 | 6/30/2018 | 3,079,437,250 | 917,513,840 | 298,329,510 | 384,517,840 |
| 12/31/2017 | 7/01/2018 | 6/30/2019 | 3,226,541,500 | 956,053,740 | 308,328,990 | 382,154,210 |
| 12/31/2018 | 7/01/2019 | 6/30/2020 | 3,385,512,720 | 1,002,161,500 | 322,138,580 | 386,182,310 |
| 12/31/2019 | 7/01/2020 | 6/30/2021 | 3,524,719,650 | 1,024,716,730 | 335,525,460 | 380,822,580 |
| 12/31/2020 | 7/01/2021 | 6/30/2022 | 3,641,174,870 | 1,025,559,740 | 346,283,520 | 365,554,540 |
| 12/31/2021 | 7/01/2022 | 6/30/2023 | 3,833,877,750 | 1,177,946,600 | 374,129,120 | 368,284,690 |
| 12/31/2022 | 7/01/2023 | 6/30/2024 | 4,113,587,760 | 1,301,750,390 | 411,040,030 | 364,598,800 |
| 12/31/2023 | 7/1/2024 | 6/30/2025 | 4,422,115,610 | 1,372,140,290 | 445,619,260 | 367,090,830 |

Source: City of Troy Assessing records

Note: The estimated assessed value is calculated using a 12-month sales study updated annually.

Proposal "A", as passed by the citizens of Michigan, took effect in 1994. This Proposal created two new categories for tax and assessment purposes (taxable value and capped value). Assessed value was unchanged by the Proposal, and remains at 50% of the market value of a property.

Taxable value is the amount upon which millage rate (taxes) are now levied. Taxable value is defined as the lesser of assessed value or capped value.

Capped value is calculated by taking the previous year's taxable value, minus any losses in value, multiplied by the inflation rate or 5% (whichever is less) plus any new construction.

This Proposal also mandated that the taxable value and assessed value were to be equal for the year following a transfer of ownership (as defined by the statutes), and then the capping process would begin anew.

The taxable and assessed valuation of taxable property is determined as of December 31st of each year.

# City of Troy, Michigan
## Statistical Section
## Revenue Capacity
## Assessed Value and Taxable Value of Property
## Last Ten Fiscal Years
## Unaudited

| Total Gross Taxable Value | Michigan Tax Tribunals, Board of Reviews and TIFs | Net Taxable Value | Total Direct Tax Rate | Assessed Value | Taxable Value as a Percentage of Assessed Value |
|---|---|---|---|---|---|
| $ 4,504,785,190 | $ (98,475,692) | $ 4,406,309,498 | 10.50 | $ 5,313,611,700 | 84.78% |
| 4,540,034,370 | (79,428,775) | 4,460,605,595 | 10.40 | 5,626,878,870 | 80.68% |
| 4,679,798,440 | (99,915,047) | 4,579,883,393 | 10.36 | 5,894,241,720 | 79.40% |
| 4,873,078,440 | (109,210,295) | 4,763,868,145 | 10.30 | 6,146,885,474 | 79.28% |
| 5,095,995,110 | (101,919,902) | 4,994,075,208 | 10.24 | 6,536,364,170 | 77.96% |
| 5,265,784,420 | (123,056,530) | 5,142,727,890 | 10.00 | 6,916,181,470 | 76.14% |
| 5,378,572,670 | (6,847,095) | 5,371,725,575 | 10.01 | 7,156,234,730 | 75.16% |
| 5,754,238,160 | (7,023,910) | 5,747,214,250 | 9.90 | 7,497,644,090 | 76.75% |
| 6,190,976,980 | (15,304,650) | 6,175,672,330 | 9.90 | 8,116,370,530 | 76.28% |
| 6,606,965,990 | (27,820,821) | 6,579,145,169 | 9.86 | 8,781,500,759 | 75.24% |

# City of Troy, Michigan
## Statistical Section
## Revenue Capacity
## Principal Property Taxpayers
## Current Year and Ten Years Ago
## Unaudited

| | 2016 | | |
|---|---|---|---|
| Taxpayer | Taxable Value | Rank | Percentage of Total City Taxable Value |
| Frankel Forbes Cohen | $ 52,400,450 | 1 | 1.16% |
| DTE | 33,131,780 | 2 | 0.74% |
| Nykel Management | 25,436,450 | 3 | 0.56% |
| Urbancal Oakland Mall | 23,040,370 | 4 | 0.51% |
| 755-900 Tower Associates | 21,086,680 | 5 | 0.47% |
| CC Troy | 20,345,530 | 6 | 0.45% |
| Osprey | 20,282,110 | 7 | 0.45% |
| Bank of America | 18,046,910 | 8 | 0.40% |
| Kelly Services | 16,811,060 | 9 | 0.37% |
| Macys | 15,764,770 | 10 | 0.35% |
| | $ 246,346,110 | | 5.47% |

# City of Troy, Michigan
## Statistical Section
## Revenue Capacity
## Principal Property Taxpayers
## Current Year and Ten Years Ago
## Unaudited

| | 2025 | | |
|---|---|---|---|
| Taxpayer | Taxable Value | Rank | Percentage of Total City Taxable Value |
| Somerset Collections | $ 67,116,100 | 1 | 1.02% |
| DTE Electric Co | 51,339,510 | 2 | 0.78% |
| Lithia Real Estate Inc | 46,054,000 | 3 | 0.70% |
| Troy Apts I-IV LLC | 35,555,440 | 4 | 0.54% |
| Zen Troy LLC | 32,286,660 | 5 | 0.49% |
| Midtown Place Troy LLC | 30,070,050 | 6 | 0.46% |
| Pentrecentre LLC | 27,222,180 | 7 | 0.41% |
| Consumers Energy | 23,794,460 | 8 | 0.36% |
| GLF Troy Office LLC | 20,595,470 | 9 | 0.31% |
| Wilshire Plaza MI LP | 19,077,200 | 10 | 0.29% |
| | $ 353,111,070 | | 5.34% |

**City of Troy, Michigan**
**Statistical Section**
**Debt Capacity**
**Ratios of Outstanding Debt by Type**
**Last Ten Fiscal Years**
**Unaudited**

| | Governmental Activities | | Business-type Activities | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Fiscal Year Ended June 30, | General and Obligation County Issued Bonds * | Notes from Direct Borrowing and Direct Placements | General Obligation Bonds and Notes | Notes from Direct Borrowing and Direct Placements | Total Outstanding Debt | Less: Amounts Restricted to Repaying Principal | Net Outstanding Debt | Percentage of Personal Income | Debt Per Capita | Debt Per Taxable Value |
| 2016 | $ 29,750,308 | $ - | $ 9,334,334 | $ - | $ 39,084,642 | $ - | $ 39,084,642 | 1.14% | $ 470 | 0.87% |
| 2017 | 26,731,709 | - | 8,583,041 | - | 35,314,750 | - | 35,314,750 | 1.03% | 425 | 0.78% |
| 2018 | 23,786,210 | - | 7,869,668 | - | 31,655,878 | - | 31,655,878 | 0.92% | 363 | 0.68% |
| 2019 | 19,561,179 | 1,094,482 | 7,132,201 | 570,374 | 28,358,236 | (14,417,642) | 13,940,594 | 0.85% | 165 | 0.61% |
| 2020 | 16,636,100 | 848,323 | 6,404,734 | 477,414 | 24,366,571 | (14,278,604) | 10,087,967 | 0.63% | 120 | 0.52% |
| 2021 | 10,545,000 | 597,985 | 5,692,267 | 381,306 | 17,216,558 | (10,446,904) | 6,769,654 | 0.41% | 78 | 0.37% |
| 2022 | 10,105,000 | 397,840 | 4,996,949 | 281,942 | 15,781,731 | (10,011,625) | 5,770,106 | 0.36% | 65 | 0.34% |
| 2023 | 9,658,488 | 235,804 | 4,234,124 | 179,212 | 14,307,628 | (9,594,859) | 4,712,769 | 1.05% | 54 | 0.08% |
| 2024 | 9,084,309 | 71,397 | 3,476,299 | 73,002 | 12,705,007 | (9,036,484) | 3,668,523 | 0.76% | 42 | 0.06% |
| 2025 | 8,380,000 | 64,688 | 2,628,474 | 851,324 | 11,924,486 | (8,357,545) | 3,566,941 | 0.72% | 41 | 0.05% |

**City of Troy, Michigan**
**Statistical Section**
**Debt Capacity**
**Ratio of Annual Debt Service Expenditures for General Obligation Bonded Debt**
**To Total General Governmental Expenditures**
**Last Ten Fiscal Years**
**Unaudited**

| Fiscal Year Ended June 30, | Principal | Interest and Fiscal Charges | Total Debt Service | Total General Governmental Expenditures | Percentage of Debt Service to General Government Expenditures |
|---|---|---|---|---|---|
| 2016 | $ 2,700,000 | $ 1,355,075 | $ 4,055,075 | $ 62,507,401 | 6.49% |
| 2017 | 2,750,000 | 1,231,176 | 3,981,176 | 65,257,482 | 6.10% |
| 2018 | 2,675,000 | 1,123,112 | 3,798,112 | 68,371,926 | 5.56% |
| 2019 | 2,855,000 | 1,012,502 | 3,867,502 | 71,851,248 | 5.38% |
| 2020 | 2,890,000 | 883,588 | 3,773,588 | 71,397,493 | 5.29% |
| 2021 | 3,135,000 | 548,623 | 3,683,623 | 72,768,929 | 5.06% |
| 2022 | 440,000 | 157,288 | 597,288 | 73,824,173 | 0.81% |
| 2023 | 485,000 | 145,395 | 630,395 | 86,436,828 | 0.73% |
| 2024 | 560,000 | 143,357 | 703,357 | 80,521,432 | 0.87% |
| 2025 | 680,000 | 139,607 | 819,607 | 87,144,438 | 0.94% |

# City of Troy, Michigan
## Statistical Section
## Debt Capacity
## Computation of Direct and Overlapping Debt
## June 30, 2025
## Unaudited

| Jurisdiction | Net General Bonded Debt Outstanding | Percentage Applicable to Troy | Amount Applicable to Troy |
|---|---|---|---|
| City of Troy - Direct debt | $ 8,444,688 | 100% | $ 8,444,688 |
| City of Troy - Overlapping Debt | | | |
| Avondale School District | 130,012,427 | 19.07% | 24,793,370 |
| Birmingham School District | 259,930,000 | 3.52% | 9,149,536 |
| Bloomfield Hills School District | 197,220,000 | 2.36% | 4,654,392 |
| Royal Oak School District | 20,950,000 | 1.83% | 383,385 |
| Troy School District | 230,080,000 | 100.00% | 230,080,000 |
| Warren School District | 247,480,000 | 7.59% | 18,783,732 |
| Oakland County | 123,902,591 | 8.19% | 10,147,622 |
| Macomb Intermediate School District | 90,595,000 | 0.96% | 869,712 |
| Oakland Intermediate School District | 36,680,000 | 7.77% | 2,850,036 |
| Total overlapping debt | 1,336,850,018 | | 301,711,785 |
| **Total direct and overlapping debt** | $ 1,345,294,706 | | $ 310,156,473 |

Source: Municipal Advisory Council of Michigan; Detroit, Michigan.

# City of Troy, Michigan
## Statistical Section
## Debt Capcaity
## Computation of Legal Debt Margin
## June 30, 2025
## Unaudited

| | Annual Net Debt | Legal Margin | | |
|---|---|---|---|---|
| | | Percentage of State Equalized Valuation | Amount | Legal Debt Margin |
| General obligation debt | $ 10,820,000 | 10.0% | $ 882,595,161 | $ 869,055,161 |
| Emergency bonds | - | 37.5% | 33,097,319 | 33,097,319 |
| Special assessment bonds | - | 12.0% | 1,059,114,193 | 1,059,114,193 |
| **Total debt** | $ 10,820,000 | | $ 1,974,806,673 | $ 1,961,266,673 |

The statutory debt limits of net bonded indebtedness incurred for all public purposes shall not at any one time exceed 10% of the assessed valuation of taxable property in the City ($8,825,951,610), except that this limit may be exceeded by 3/8ths of 1% in case of fire, flood or other calamity. This limitation does not include bonds issued in anticipation of the payment of special assessments, nor bonds issued pursuant to court

The Michigan State Bond Act provides that the total debt in special assessment bonds, which would require that the City pledge its faith and credit, shall not exceed 12% of the assessed valuation of taxable property of the City, nor shall such bonds be issued in any calendar year in excess of 3% unless voted.

# City of Troy, Michigan
## Statistical Section
## Debt Capacity
## Legal Debt Margin Information
## Last Ten Fiscal Years
## Unaudited

| | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| Debt Limit | $ 531,361,170 | $ 562,687,887 | $ 589,424,172 | $ 614,688,547 | $ 653,636,417 |
| Total net debt applicable to limit | (36,325,000) | (32,940,000) | (29,635,000) | (26,055,000) | (22,450,000) |
| **Legal debt margin** | $ 495,036,170 | $ 529,747,887 | $ 559,789,172 | $ 588,633,547 | $ 631,186,417 |
| Total net debt applicable to the limit as a percentage of debt limit | 6.84% | 5.85% | 5.03% | 4.24% | 3.43% |

# City of Troy, Michigan
## Statistical Section
## Debt Capacity
## Legal Debt Margin Information
## Last Ten Fiscal Years
## Unaudited

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| Debt Limit | $ 675,468,147 | $ 715,623,473 | $ 749,764,409 | $ 882,595,161 | $ 882,595,161 |
| Total net debt applicable to limit | (16,150,000) | (14,725,000) | (13,540,000) | (12,295,000) | (10,820,000) |
| **Legal debt margin** | $ 659,318,147 | $ 700,898,473 | $ 736,224,409 | $ 870,300,161 | $ 871,775,161 |
| Total net debt applicable to the limit as a percentage of debt limit | 2.39% | 2.06% | 1.81% | 1.39% | 1.23% |

# City of Troy, Michigan
## Statistical Section
## Debt Capacity
## Pledged Revenue Coverage
## To Total General Governmental Expenditures
## Last Ten Fiscal Years
## Unaudited

| | | Golf Course Bonds | | | |
|---|---|---|---|---|---|
| | | Debt Service | | | |
| Fiscal Year Ended | Collections | Principal | Interest | Total | Coverage |
| 2016 | $ 1,809,386 | $ 645,000 | $ 289,881 | $ 934,881 | 2 |
| 2017 | 1,739,789 | 635,000 | 273,648 | 908,648 | 2 |
| 2018 | 1,781,278 | 630,000 | 253,545 | 883,545 | 2 |
| 2019 | 1,782,237 | 725,000 | 238,756 | 963,756 | 2 |
| 2020 | 1,684,938 | 715,000 | 227,293 | 942,293 | 2 |
| 2021 | 2,310,026 | 700,000 | 212,840 | 912,840 | 3 |
| 2022 | 2,253,407 | 685,000 | 243,433 | 928,433 | 2 |
| 2023 | 2,602,073 | 700,000 | 163,436 | 863,436 | 2 |
| 2024 | 2,658,353 | 695,000 | 133,809 | 828,809 | 2 |
| 2025 | 2,781,455 | 785,000 | 106,836 | 891,836 | 2 |

# City of Troy, Michigan
## Statistical Section
## Demographic and Economic Information
## Demographic Statistics
## Last Ten Fiscal Years
## Unaudited

| Fiscal Year Ended June 30, | Population (1) | Median Age (1) | Number of Households (1) | Average Household Size (1) | Income Per Capita (1) |
|---|---|---|---|---|---|
| 2016 | 83,181 | 41.8 | 32,002 | 2.59 | $ 41,209 |
| 2017 | 83,181 | 41.8 | 32,002 | 2.59 | 41,209 |
| 2018 | 87,177 | 41.5 | 30,812 | 2.71 | 39,545 |
| 2019 | 84,547 | 42.2 | 31,674 | 2.63 | 39,545 |
| 2020 | 83,881 | 43.0 | 31,368 | 2.66 | 45,888 |
| 2021 | 87,294 | 42.4 | 32,961 | 2.63 | 47,871 |
| 2022 | 88,239 | 42.1 | 33,311 | 2.47 | 49,211 |
| 2023 | 86,912 | 42.0 | 32,749 | 2.64 | 51,086 |
| 2024 | 87,170 | 42.0 | 33,000 | 2.63 | 54,721 |
| 2025 | 87,307 | 42.2 | 33,369 | 2.61 | 56,542 |

Source:
(1) Southeast Michigan Council of Governments (SEMCOG)
(2) U.S. Bureau of Labor Statistics

# City of Troy, Michigan
## Statistical Section
## Demographic and Economic Information
## Demographic Statistics
## Last Ten Fiscal Years
## Unaudited

| Median Income per Household (1) | Personal Income (millions) | Unemployment Rate (%) (2) | Education Age 25 and Older: High School (1) | Education Age 25 and Older: Bachelor Degree (1) | Education Age 25 and Older: Graduate or Professional Degree (1) |
|---|---|---|---|---|---|
| $ 87,269 | $ 3,428 | 3.5 | 95 | 57 | 27 |
| 87,269 | 3,428 | 2.5 | 95 | 57 | 27 |
| 85,027 | 3,447 | 2.8 | 95 | 58 | 28 |
| 93,017 | 3,343 | 2.8 | 95 | 59 | 29 |
| 97,048 | 3,849 | 4.0 | 95 | 60 | 28 |
| 101,882 | 4,179 | 2.9 | 96 | 60 | 29 |
| 104,132 | 4,342 | 3.8 | 96 | 63 | 29 |
| 107,550 | 4,440 | 3.9 | 96 | 62 | 30 |
| 115,639 | 4,770 | 3.9 | 96 | 63 | 30 |
| 119,299 | 4,937 | 4.0 | 96 | 64 | 31 |

**City of Troy, Michigan**
**Statistical Section**
**Demographic and Economic Information**
**Principal Employers by Industry**
**Current and Previous Four Years**
**Unaudited**

| | 2021 | | | 2022 | | |
|---|---|---|---|---|---|---|
| Industry | Number of Parcels | Rank | Percent of Total Parcels | Number of Parcels | Rank | Percent of Total Parcels |
| Industrial, Light Manufacturing | 676 | 1 | 39.10% | 685 | 1 | 40.75% |
| Office | 259 | 2 | 14.98% | 254 | 2 | 15.11% |
| Retail Store (Mall, Plaza, Market, Whse, Discount) | 148 | 3 | 8.56% | 170 | 3 | 10.11% |
| Medical Office | 93 | 5 | 5.38% | 94 | 4 | 5.59% |
| Restaurant and Fast Food | 82 | 6 | 4.74% | 80 | 5 | 4.76% |
| Apartments | 74 | 8 | 4.28% | 74 | 6 | 4.40% |
| All other | 97 | 4 | 5.61% | 74 | 8 | 4.40% |
| Engineering | 71 | 9 | 4.11% | 67 | 9 | 3.99% |
| Service (Station, Garage, Booth, Convenience) | 55 | 10 | 3.18% | 74 | 7 | 4.40% |
| Loft (Multi Tenant Industrial) | 43 | 11 | 2.49% | 38 | 10 | 2.26% |
| Bank | 32 | 12 | 1.85% | 30 | 11 | 1.78% |
| Warehouse (Storage, Distribution, Transit) | 81 | 7 | 4.68% | 23 | 12 | 1.37% |
| Auto Dealership | 18 | 13 | 1.04% | 18 | 13 | 1.07% |
| Total commercial/industrial parcels | 1,729 | | 100.00% | 1,681 | | 100.00% |

Source: City Assessor

**City of Troy, Michigan**
**Statistical Section**
**Demographic and Economic Information**
**Principal Employers by Industry**
**Current and Previous Four Years**
**Unaudited**

| | 2023 | | | 2024 | | |
|---|---|---|---|---|---|---|
| Industry | Number of Parcels | Rank | Percent of Total Parcels | Number of Parcels | Rank | Percent of Total Parcels |
| Industrial, Light Manufacturing | 685 | 1 | 40.94% | 672 | 1 | 39.48% |
| Office | 256 | 2 | 15.30% | 256 | 2 | 15.04% |
| Retail Store (Mall, Plaza, Market, Whse, Discount) | 169 | 3 | 10.10% | 177 | 3 | 10.40% |
| Medical Office | 93 | 4 | 5.56% | 93 | 4 | 5.46% |
| Restaurant and Fast Food | 80 | 5 | 4.78% | 81 | 5 | 4.76% |
| Apartments | 75 | 6 | 4.48% | 79 | 6 | 4.64% |
| All other | 74 | 7 | 4.42% | 88 | 7 | 5.17% |
| Engineering | 67 | 8 | 4.00% | 72 | 8 | 4.23% |
| Service (Station, Garage, Booth, Convenience) | 64 | 9 | 3.83% | 67 | 9 | 3.94% |
| Loft (Multi Tenant Industrial) | 38 | 10 | 2.27% | 39 | 10 | 2.29% |
| Bank | 30 | 11 | 1.79% | 30 | 11 | 1.76% |
| Warehouse (Storage, Distribution, Transit) | 24 | 12 | 1.43% | 30 | 12 | 1.76% |
| Auto Dealership | 18 | 13 | 1.73% | 18 | 13 | 1.06% |
| Total commercial/industrial parcels | 1,673 | | 100.00% | 1,702 | | 100.00% |

**City of Troy, Michigan**
**Statistical Section**
**Demographic and Economic Information**
**Principal Employers by Industry**
**Current and Previous Four Years**
**Unaudited**

| | 2025 | | |
|---|---|---|---|
| Industry | Number of Parcels | Rank | Percent of Total Parcels |
| Industrial, Light Manufacturing | 672 | 1 | 39.65% |
| Office | 256 | 2 | 15.10% |
| Retail Store (Mall, Plaza, Market, Whse, Discount) | 170 | 3 | 10.03% |
| Medical Office | 93 | 4 | 5.49% |
| Restaurant and Fast Food | 81 | 6 | 4.78% |
| Apartments | 79 | 7 | 4.66% |
| All other | 88 | 5 | 5.19% |
| Engineering | 72 | 8 | 4.25% |
| Service (Station, Garage, Booth, Convenience) | 67 | 9 | 3.95% |
| Loft (Multi Tenant Industrial) | 39 | 10 | 2.30% |
| Bank | 30 | 11 | 1.77% |
| Warehouse (Storage, Distribution, Transit) | 30 | 12 | 1.77% |
| Auto Dealership | 18 | 13 | 1.06% |
| Total commercial/industrial parcels | 1,695 | | 100.00% |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Operating Indicators by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Building Inspection** | | | | | |
| Permits issued | 2,404 | 3,197 | 2,988 | 2,711 | 2,200 |
| Plans reviewed | 3,301 | 3,817 | 3,750 | 3,335 | 2,763 |
| **Executive Administration** | | | | | |
| City Manager's Office - | | | | | |
| GFOA awards/submittals | 3 | 3 | 3 | 3 | 3 |
| City Attorney's Office - | | | | | |
| District court appearances | 8,059 | 8,241 | 8,357 | 9,994 | 6,660 |
| Community Affairs: | | | | | |
| New resident packets distributed | 940 | 790 | 801 | 525 | 460 |
| Press releases sent | 500 | 460 | 468 | 475 | 480 |
| City Clerk's Office: | | | | | |
| Registered voters | 57,163 | 58,333 | 57,619 | 59,440 | 60,274 |
| Voter turnout% (November) | 21% | 80% | 29% | 66% | 26% |
| Human Resources: | | | | | |
| Applications processed | 809 | 1,261 | 1,044 | 1,052 | 727 |
| Job postings | 51 | 59 | 61 | 67 | 31 |
| Labor contracts ratified | 4 | 0 | 0 | 1 | 2 |
| **Engineering** | | | | | |
| Soil erosion inspections | 640 | 744 | 779 | 878 | 791 |
| Machine traffic counts | 25 | 15 | 18 | 14 | 20 |
| PASER ratings | 5.5 | 5.3 | 5.2 | 5.2 | 5.2 |
| **Finance** | | | | | |
| Accounting/Risk Management: | | | | | |
| Payroll checks processed | 26,822 | 27,665 | 27,692 | 27,814 | 27,215 |
| Invoices issued | 10,119 | 10,307 | 10,193 | 10,157 | 9,678 |
| Liability claims processed | 84 | 41 | 55 | 74 | 80 |
| Insurance certificates approved | 619 | 693 | 730 | 759 | 750 |
| Assessing: | | | | | |
| Residential appraisals | 390 | 400 | 324 | 375 | 450 |
| Reinspections | 1,400 | 1,000 | 1,300 | 1,500 | 1,000 |
| Purchasing: | | | | | |
| Value of goods/services purchased | $37.8 mil | $43.6 mil | $45.8 mil | $48 mil | $51.4 mil |
| % of awards without dispute | 100% | 100% | 100% | 100% | 100% |
| City Treasurer's Office: | | | | | |
| Tax bills processed | 62,854 | 62,345 | 62,669 | 62,572 | 62,900 |
| Water bills processed | 103,118 | 104,418 | 107,054 | 104,890 | 105,710 |
| **Fire** | | | | | |
| Fire Department responses | 1,174 | 1,216 | 1,206 | 1,175 | 1,111 |
| Inspections performed | 2,815 | 2,348 | 2,096 | 1,721 | 1,070 |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Operating Indicators by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Building Inspection** | | | | | |
| Permits issued | 2,490 | 2,717 | 2,699 | 2,659 | 2,587 |
| Plans reviewed | 3,139 | 2,971 | 2,841 | 2,684 | 2,461 |
| **Executive Administration** | | | | | |
| City Manager's Office - | | | | | |
| GFOA awards/submittals | 3 | 3 | 2 | 2 | 2 |
| City Attorney's Office - | | | | | |
| District court appearances | 5,360 | 5,134 | 5,267 | 5,512 | 5,733 |
| Community Affairs: | | | | | |
| New resident packets distributed | 325 | 275 | 597 | 500 | 470 |
| Press releases sent | 400 | 385 | 398 | 300 | 348 |
| City Clerk's Office: | | | | | |
| Registered voters | 64,590 | 64,482 | 66,094 | 66,140 | 64,570 |
| Voter turnout% (November) | 77% | 18% | 62% | 20% | 72% |
| Human Resources: | | | | | |
| Applications processed | 3,048 | 2,914 | 1,986 | 2,250 | 3,270 |
| Job postings | 89 | 119 | 122 | 130 | 115 |
| Labor contracts ratified | 2 | 1 | 0 | 2 | 3 |
| **Engineering** | | | | | |
| Soil erosion inspections | 621 | 569 | 1,182 | 1,092 | 1,525 |
| Machine traffic counts | 23 | 25 | 16 | 17 | 12 |
| PASER ratings | 5.1 | 5.2 | 5.1 | 4.9 | 4.9 |
| **Finance** | | | | | |
| Accounting/Risk Management: | | | | | |
| Payroll checks processed | 25,645 | 26,057 | 27,432 | 25,371 | 27,015 |
| Invoices issued | 9,135 | 8,423 | 8,524 | 9,784 | 8,755 |
| Liability claims processed | 80 | 79 | 85 | 77 | 45 |
| Insurance certificates approved | 558 | 638 | 644 | 541 | 602 |
| Assessing: | | | | | |
| Residential appraisals | 485 | 600 | 750 | 800 | 1,180 |
| Reinspections | 1,000 | 1,200 | 1,100 | 1,050 | 4,003 |
| Purchasing: | | | | | |
| Value of goods/services purchased | $50 mil | $53.1 mil | $60 mil | $51.3 mil | $49.5 mil |
| % of awards without dispute | 100% | 100% | 100% | 100% | 100% |
| City Treasurer's Office: | | | | | |
| Tax bills processed | 62,772 | 62,127 | 62,316 | 61,647 | 61,940 |
| Water bills processed | 106,892 | 106,274 | 106,244 | 106,480 | 110,862 |
| **Fire** | | | | | |
| Fire Department responses | 1,045 | 1,158 | 1,403 | 1,539 | 1,564 |
| Inspections performed | 1,910 | 2,119 | 3,597 | 4,958 | 3,194 |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Operating Indicators by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Other General Government** | | | | | |
| Building Operations - | | | | | |
| Requests for service | 18,150 | 18,630 | 18,240 | 6,958 | 6,089 |
| Planning: | | | | | |
| Site plan reviews | 15 | 18 | 17 | 13 | 10 |
| Special use requests | 6 | 5 | 6 | 15 | 8 |
| **Parks, Recreation and Culture** | | | | | |
| Requests for service - forestry | 2,611 | 4,323 | 1,849 | 3,358 | 2,500 |
| Recreation programs | 485 | 492 | 518 | 520 | 392 |
| Library cards | 56,961 | 61,362 | 58,598 | 52,282 | 57,144 |
| **Police** | | | | | |
| Group A Crimes | 1,451 | 1,358 | 1,288 | 1,227 | 790 |
| Operate while impaired | 350 | 392 | 352 | 372 | 291 |
| Traffic citations | 8,532 | 7,825 | 8,816 | 14,497 | 8,129 |
| Traffic crashes: | | | | | |
| Property damage | 1,937 | 1,949 | 2,155 | 2,212 | 2,330 |
| Personal injury | 275 | 260 | 307 | 275 | 312 |
| Fatal crash | 3 | 4 | 2 | 2 | 5 |
| **Public Works** | | | | | |
| Streets and Drains Division | | | | | |
| Requests for service | 1,509 | 1,636 | 1,956 | 1,594 | 1,401 |
| Water and Sewer Division | | | | | |
| Requests for service | 2,482 | 2,776 | 2,627 | 2,301 | 2,490 |
| Sanitary sewers cleaned in feet | 1,151,056 | 835,683 | 350,269 | 398,000 | 593,505 |
| Fleet Maintenance | | | | | |
| Work orders | 2,443 | 2,477 | 2,380 | 2,945 | 2,322 |
| Vehicle tires replaced | 332 | 349 | 458 | 344 | 332 |
| Refuse/Resource Recovery | | | | | |
| Tons of refuse collected | 28,068 | 28,475 | 26,957 | 26,453 | 27,302 |
| Tons of compost collected | 9,104 | 9,580 | 8,806 | 10,033 | 10,654 |
| **Information Technology** | | | | | |
| Help desk requests | 2,811 | 3,136 | 3,389 | 3,048 | 2,836 |
| **Golf Course** | | | | | |
| Sylvan Glen rounds of golf | 49,988 | 49,044 | 45,848 | 44,112 | 46,043 |
| Sanctuary Lake rounds of golf | 43,416 | 41,459 | 41,700 | 40,315 | 40,293 |
| **Aquatic Center** | | | | | |
| Admissions | 42,481 | 34,741 | 36,492 | 41,681 | 31,146 |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Operating Indicators by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Other General Government** | | | | | |
| Building Operations - | | | | | |
| Requests for service | 5,640 | 5,751 | 5,890 | 6,219 | 6,527 |
| Planning: | | | | | |
| Site plan reviews | 9 | 12 | 11 | 10 | 14 |
| Special use requests | 2 | 5 | 2 | 5 | 6 |
| **Parks, Recreation and Culture** | | | | | |
| Requests for service - forestry | 2,931 | 2,750 | 2,694 | 3,216 | 1,339 |
| Recreation programs | 190 | 214 | 243 | 193 | 260 |
| Library cards | 60,135 | 65,650 | 60,190 | 71,681 | 59,388 |
| **Police** | | | | | |
| Group A Crimes | 955 | 807 | 877 | 781 | 814 |
| Operate while impaired | 219 | 197 | 228 | 238 | 239 |
| Traffic citations | 4,947 | 5,704 | 6,170 | 5,371 | 5,952 |
| Traffic crashes: | | | | | |
| Property damage | 2,046 | 1,719 | 1,724 | 1,864 | 1,872 |
| Personal injury | 224 | 231 | 270 | 291 | 300 |
| Fatal crash | 4 | 3 | 0 | 0 | 8 |
| **Public Works** | | | | | |
| Streets and Drains Division | | | | | |
| Requests for service | 1,320 | 2,296 | 1,658 | 1,922 | 2,007 |
| Water and Sewer Division | | | | | |
| Requests for service | 1,655 | 2,521 | 2,348 | 2,500 | 2,944 |
| Sanitary sewers cleaned in feet | 853,737 | 1,249,895 | 594,580 | 1,350,000 | 814,878 |
| Fleet Maintenance | | | | | |
| Work orders | 2,256 | 2,270 | 2,452 | 2,455 | 2,135 |
| Vehicle tires replaced | 337 | 343 | 338 | 242 | 313 |
| Refuse/Resource Recovery | | | | | |
| Tons of refuse collected | 28,304 | 27,820 | 27,043 | 27,703 | 42,850 |
| Tons of compost collected | 9,955 | 9,981 | 10,355 | 10,843 | 9,935 |
| **Information Technology** | | | | | |
| Help desk requests | 2,302 | 2,252 | 2,368 | 2,206 | 2,035 |
| **Golf Course** | | | | | |
| Sylvan Glen rounds of golf | 58,017 | 49,295 | 52,757 | 50,927 | 46,699 |
| Sanctuary Lake rounds of golf | 51,720 | 43,002 | 46,081 | 45,723 | 47,725 |
| **Aquatic Center** | | | | | |
| Admissions | 12,859 | 46,908 | 33,748 | 34,484 | 39,266 |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Capital Asset Statistics by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2016 | 2017 | 2018 | 2019 | 2020 |
|---|---|---|---|---|---|
| **Fire** | | | | | |
| Stations | 6 | 6 | 6 | 6 | 6 |
| **Police** | | | | | |
| Stations | 1 | 1 | 1 | 1 | 1 |
| **Streets** | | | | | |
| Miles of improved | 408 | 409 | 409 | 410 | 342 |
| Miles of unimproved | 4 | 4 | 4 | 4 | 3 |
| **Sewers** | | | | | |
| Miles of combination storm/sanitary | 6 | 6 | 6 | 6 | 6 |
| Miles of sanitary | 395 | 396 | 397 | 399 | 401 |
| Miles of storm | 519 | 535 | 540 | 546 | 548 |
| **Street Lights** | | | | | |
| Detroit Edison owned poles | 562 | 562 | 562 | 564 | 544 |
| City owned poles | 1,010 | 1,010 | 1,010 | 1,008 | 1,100 |
| **Water** | | | | | |
| Annual distribution in million cubic feet | 450 | 495 | 489 | 437 | 386 |
| Miles of watermains | 543 | 544 | 545 | 548 | 549 |
| Number of hydrants | 5,979 | 6,001 | 6,025 | 6,064 | 6,111 |
| **Parks and Recreation** | | | | | |
| Number of developed parks | 15 | 15 | 16 | 16 | 16 |
| Acres of public parks | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Number of tennis courts | 18 | 18 | 18 | 18 | 18 |
| Outdoor education center/farm | 1 | 1 | 1 | 1 | 1 |
| 18-hole golf course | 2 | 2 | 2 | 2 | 2 |
| Community center | 1 | 1 | 1 | 1 | 1 |
| Aquatic center | 1 | 1 | 1 | 1 | 1 |

Source: City Departments

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Capital Asset Statistics by Function/Program
## Last Ten Fiscal Years
## Unaudited

| Function / Program | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|
| **Fire** | | | | | |
| Stations | 6 | 6 | 6 | 6 | 6 |
| **Police** | | | | | |
| Stations | 1 | 1 | 1 | 1 | 1 |
| **Streets** | | | | | |
| Miles of improved | 343 | 343 | 343 | 343 | 347 |
| Miles of unimproved | 3 | 3 | 3 | 3 | 3 |
| **Sewers** | | | | | |
| Miles of combination storm/sanitary | 6 | 6 | 6 | 6 | 6 |
| Miles of sanitary | 401 | 402 | 403 | 403 | 404 |
| Miles of storm | 547 | 550 | 551 | 554 | 557 |
| **Street Lights** | | | | | |
| Detroit Edison owned poles | 533 | 533 | 534 | 533 | 531 |
| City owned poles | 1,104 | 1,104 | 1,116 | 1,099 | 1,113 |
| **Water** | | | | | |
| Annual distribution in million cubic feet | 461 | 422 | 546 | 430 | 416 |
| Miles of watermains | 549 | 550 | 548 | 553 | 551 |
| Number of hydrants | 6,123 | 6,133 | 6,152 | 6,160 | 6,159 |
| **Parks and Recreation** | | | | | |
| Number of developed parks | 16 | 16 | 16 | 16 | 16 |
| Acres of public parks | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Number of tennis courts | 18 | 18 | 18 | 18 | 18 |
| Outdoor education center/farm | 1 | 1 | 1 | 1 | 1 |
| 18-hole golf course | 2 | 2 | 2 | 2 | 2 |
| Community center | 1 | 1 | 1 | 1 | 1 |
| Aquatic center | 1 | 1 | 1 | 1 | 1 |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Building Construction
## Last Ten Fiscal Years
## Unaudited

| | | | | |
|---|---|---|---|---|
| 2015 - 2016 | 2,404 | permits | 154,161,117 | estimated value |
| 2016 - 2017 | 3,042 | permits | 166,876,878 | estimated value |
| 2017 - 2018 | 2,988 | permits | 180,411,536 | estimated value |
| 2018 - 2019 | 2,711 | permits | 195,324,067 | estimated value |
| 2019 - 2020 | 2,200 | permits | 167,292,976 | estimated value |
| 2020 - 2021 | 2,490 | permits | 151,617,417 | estimated value |
| 2021 - 2022 | 2,717 | permits | 210,129,472 | estimated value |
| 2022 - 2023 | 2,699 | permits | 265,370,755 | estimated value |
| 2023 - 2024 | 2,728 | permits | 265,375,255 | estimated value |
| 2024 - 2025 | 2,587 | permits | 210,132,011 | estimated value |

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Full and Part-Time City Government Employees By Function/Program
## Last Ten Fiscal Years
## Unaudited

| | 2016 | | 2017 | | 2018 | | 2019 | | 2020 | |
|---|---|---|---|---|---|---|---|---|---|---|
| Function / Program | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime |
| **Building Inspection** | | | | | | | | | | |
| Building Inspection | - | - | - | - | - | - | - | - | 1 | - |
| **Executive Administration** | | | | | | | | | | |
| City Manager's Office | 9 | 5 | 9 | 4 | 7 | 5 | 7 | 3 | 8 | 4 |
| City Attorney's Office | 6 | - | 7 | - | 7 | 1 | 7 | - | 7 | - |
| City Clerk's Office | 4 | 3 | 5 | 1 | 5 | 1 | 4 | 2 | 5 | 1 |
| Human Resources | 4 | 1 | 4 | 1 | 3 | - | 4 | 1 | 4 | 1 |
| Community Affairs | - | - | - | - | 1 | - | 1 | - | 1 | 1 |
| **Engineering** | | | | | | | | | | |
| Engineering | 11 | 2 | 13 | 2 | 12 | 1 | 11 | 1 | 11 | 2 |
| **Finance** | | | | | | | | | | |
| Accounting/Risk Management | 6 | 1 | 6 | 2 | 6 | 2 | 5 | 3 | 6 | 3 |
| Assessing | 7 | - | 6 | - | 6 | - | 7 | - | 7 | - |
| Purchasing | 2 | 1 | 2 | 1 | 3 | - | 2 | 1 | 2 | 1 |
| City Treasurer's Office | 4 | - | 4 | - | 4 | 1 | 4 | - | 4 | - |
| **Fire** | | | | | | | | | | |
| Fire | 12 | 4 | 12 | 5 | 11 | 3 | 13 | 5 | 12 | 5 |
| **Library** | | | | | | | | | | |
| Library | 9 | 75 | 11 | 75 | 11 | 78 | 12 | 73 | 11 | 69 |
| **Other General Government** | | | | | | | | | | |
| Building Operations | 7 | 4 | 8 | 2 | 9 | 2 | 11 | 1 | 12 | - |
| Planning | 4 | 3 | 4 | 4 | 5 | 2 | 6 | 2 | 5 | 2 |
| **Police** | | | | | | | | | | |
| Sworn Police Officers | 78 | - | 79 | - | 82 | - | 90 | - | 81 | - |
| Command | 23 | - | 22 | - | 24 | - | 24 | - | 23 | - |
| Other | 48 | 29 | 48 | 24 | 49 | 27 | 51 | 30 | 48 | 33 |
| **Parks and Recreation** | | | | | | | | | | |
| Parks | 6 | 15 | 6 | 16 | 6 | 15 | 6 | 20 | 5 | 15 |
| Recreation | 6 | 183 | 5 | 181 | 7 | 166 | 7 | 214 | 8 | 204 |
| **Public Works** | | | | | | | | | | |
| Streets and Drains Division | 24 | 9 | 25 | 10 | 24 | 6 | 24 | 7 | 23 | - |
| Water and Sewer Division | 31 | 7 | 34 | 6 | 31 | 7 | 33 | 6 | 34 | - |
| Fleet Maintenance | 15 | 2 | 16 | - | 16 | 2 | 15 | 1 | 16 | 1 |
| Transportation | - | - | - | - | - | - | - | - | - | - |
| **Information Technology** | | | | | | | | | | |
| Information technology | 11 | - | 11 | - | 10 | - | 10 | - | 11 | - |
| **Aquatic Center** | | | | | | | | | | |
| Aquatic center | - | 66 | - | 60 | - | 66 | - | 33 | - | 7 |
| **Total Employees** | 327 | 410 | 337 | 394 | 339 | 385 | 354 | 403 | 345 | 349 |

Source: City Department of Human Resources

# City of Troy, Michigan
## Statistical Section
## Operating Information
## Full and Part-Time City Government Employees By Function/Program
## Last Ten Fiscal Years
## Unaudited

| | 2021 | | 2022 | | 2023 | | 2024 | | 2025 | |
|---|---|---|---|---|---|---|---|---|---|---|
| Function / Program | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime | Full Time | PartTime |
| **Building Inspection** | | | | | | | | | | |
| Building Inspection | 1 | - | 2 | - | 11 | - | 9 | - | 13 | - |
| **Executive Administration** | | | | | | | | | | |
| City Manager's Office | 7 | 3 | 7 | 4 | 7 | 2 | 8 | 2 | 9 | 2 |
| City Attorney's Office | 7 | - | 7 | - | 7 | 1 | 7 | 1 | 6 | 2 |
| City Clerk's Office | 5 | 5 | 5 | 5 | 6 | 2 | 6 | 5 | 5 | 2 |
| Human Resources | 5 | - | 5 | - | 6 | - | 6 | 1 | 6 | 2 |
| Community Affairs | 1 | 1 | 1 | - | - | - | - | - | - | - |
| **Engineering** | | | | | | | | | | |
| Engineering | 11 | 1 | 12 | 1 | 11 | 1 | 13 | 1 | 13 | 1 |
| **Finance** | | | | | | | | | | |
| Accounting/Risk Management | 6 | 3 | 6 | 3 | 6 | 2 | 7 | 1 | 7 | 1 |
| Assessing | 7 | - | 7 | - | 7 | 1 | 8 | - | 9 | - |
| Purchasing | 2 | 1 | 2 | 1 | 2 | 2 | 2 | 2 | 2 | 2 |
| City Treasurer's Office | 4 | - | 4 | - | 4 | 1 | 4 | 1 | 4 | 3 |
| **Fire** | | | | | | | | | | |
| Fire | 12 | 4 | 12 | 4 | 13 | 4 | 14 | 5 | 14 | 5 |
| **Library** | | | | | | | | | | |
| Library | 18 | 62 | 21 | 60 | 26 | 64 | 27 | 65 | 29 | 66 |
| **Other General Government** | | | | | | | | | | |
| Building Operations | 12 | - | 12 | - | 10 | - | 11 | - | 11 | - |
| Planning | 5 | 1 | 6 | 1 | 6 | 1 | 7 | - | 7 | - |
| **Police** | | | | | | | | | | |
| Sworn Police Officers | 80 | - | 82 | - | 83 | - | 82 | - | 87 | - |
| Command | 26 | - | 24 | - | 25 | - | 25 | - | 24 | - |
| Other | 47 | 23 | 47 | 21 | 43 | 25 | 45 | 23 | 49 | 26 |
| **Parks and Recreation** | | | | | | | | | | |
| Parks | 7 | 9 | 8 | 19 | 8 | 24 | 8 | 22 | 7 | 24 |
| Recreation | 7 | 182 | 8 | 157 | 11 | 177 | 13 | 163 | 15 | 180 |
| **Public Works** | | | | | | | | | | |
| Streets and Drains Division | 22 | - | 23 | 1 | 23 | 4 | 24 | 6 | 22 | 4 |
| Water and Sewer Division | 30 | 1 | 33 | 2 | 27 | 2 | 32 | 5 | 32 | 5 |
| Fleet Maintenance | 15 | 1 | 14 | 1 | 16 | 2 | 16 | 2 | 14 | 2 |
| Transportation | - | - | - | - | - | - | 2 | 15 | 2 | 13 |
| **Information Technology** | | | | | | | | | | |
| Information technology | 11 | - | 9 | - | 11 | - | 11 | 1 | 11 | - |
| **Aquatic Center** | | | | | | | | | | |
| Aquatic center | - | 21 | - | 25 | - | 17 | - | 28 | - | 50 |
| **Total Employees** | 348 | 318 | 357 | 305 | 369 | 332 | 387 | 349 | 398 | 390 |

# City of Troy, Michigan
## Statistical Section
## Continuing Disclosure
## State Shared Revenues
## Last Ten Fiscal Years
## Unaudited

| Fiscal Year Ended June 30 | State Shared Revenue |
|---|---|
| 2016 | $ 6,535,632 |
| 2017 | 8,091,385 |
| 2018 | 8,378,417 |
| 2019 | 8,535,476 |
| 2020 | 8,346,267 |
| 2021 | 9,601,689 |
| 2022 | 12,144,090 |
| 2023 | 11,529,116 |
| 2024 | 12,011,829 |
| 2025 | 12,140,040 |

Source: City of Troy

* Beginning in fiscal year 2017 the State of Michigan began a reimbursement program for lost manufacturing personal property that was exempted through state

# City of Troy, Michigan
## Statistical Section
## Continuing Disclosure
## Gas and Weight Taxes
## Last Ten Fiscal Years
## Unaudited

| Fiscal Year Ended June 30 | Type of Street: Major Road | Type of Street: Local Road | Total Gas and Weight Tax (Act 51) Receipts |
|---|---|---|---|
| 2016 | $ 4,855,713 | $ 1,581,594 | $ 6,437,307 |
| 2017 | 4,618,597 | 1,822,201 | 6,440,798 |
| 2018 | 6,098,323 | 2,184,860 | 8,283,183 |
| 2019 | 6,871,404 | 2,331,116 | 9,202,520 |
| 2020 | 6,167,975 | 2,435,872 | 8,603,847 |
| 2021 | 6,785,651 | 2,683,567 | 9,469,218 |
| 2022 | 7,459,460 | 2,931,402 | 10,390,862 |
| 2023 | 7,832,511 | 3,072,448 | 10,904,959 |
| 2024 | 8,025,817 | 3,152,724 | 11,178,541 |
| 2025 | 8,401,426 | 3,303,239 | 11,704,665 |

Source: City of Troy

# City of Troy, Michigan
## Statistical Section
## Continuing Disclosure
## Labor Agreements
## Unaudited

| Name | Expiration Date | Number of Employees Covered |
|---|---|---|
| American Federation of State, County, and Municipal Employees | 6/30/2028 | 65 |
| Michigan Association of Police | 6/30/2029 | 40 |
| Troy Command Officers Association | 6/30/2027 | 24 |
| Troy Police Officers Association | 6/30/2026 | 82 |
| Troy Firestaff Officers Association | 6/30/2029 | 12 |
| Troy Communication Supervisors Association | 6/30/2026 | 9 |

Source: City Department of Human Resources

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**E.1.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kurt Bovensiep, Public Works Director
Courtney Flynn, Communications Director

**Subject:** Community Development Block Grant (CDBG) 2026 Funds

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## Background

Oakland County has advised the City of Troy can likely expect funding to support Public Service and Public Facilities and Improvements for the Community Development Block Grant (CDBG) Program Year 2026. Funding estimates for the Public Services portion of the program are anticipated to be similar to what was allocated for CDBG Program Year 2025. Funding allocations for Public Facilities and Improvements will be based on competitive proposals, which are not due until December 5, 2025. A determination of funding for Troy's CDBG Projects will not come until after all Oakland County CDBG Subrecipient applications are submitted.

The following projects are being recommended for the 2026 CDBG program:

Public Facilities and Improvements: Continued construction of the all-inclusive playground structure at Boulan Park

- The City is applying for the total remaining cost to complete the Boulan Inclusive Park Play Structure, which is $1,984,271.00. The amount of CDBG funding awarded to this project is decided on by Oakland County through a competitive process with other Oakland County cities, townships and villages.

Public Services: Yard Services

- The City is applying for the same amount of Yard Services funds allocated in PY 2025, which was $25,231.00.

Federal regulations require Oakland County, as an "urban county" grantee, to execute an annual Subrecipient Agreement with each participating community. We will submit the signed Agreement with our application.

## Recommendation

It is recommended that City Council approve the Community Development Block Grant (CDBG) PY2026 application. The PY2026 Application project funds will be used for two

different projects. The first project is to support the construction of a new play structure at Boulan Park that accommodates children of all abilities, ensuring that they can participate in active play.

The City will also utilize the maximum amount allowed of the PY2026 funds to fund the City's Yard Assistance Program. This program serves low-income seniors and persons with disabilities.

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM COVER SHEET

**I.4.**

**Agenda Item**:

I.4. Adoption of the Proposed 2025-2026 City Council Rules of Procedure *(Introduced by: Aileen Dickson, City Clerk)*

ATTACHMENT(S): 2025-2026 Rules of Procedure (Proposed November 17, 2025)

# RULES OF PROCEDURE FOR THE CITY COUNCIL CITY OF TROY, MICHIGAN

**~~Adopted~~Proposed: November 17~~25~~, ~~2024~~2025**


1. APPOINTMENT OF MAYOR PRO TEM ..... 2
2. DESIGNATION OF ACTING MAYOR ..... 2
3. SPECIAL MEETINGS ..... 2
4. REGULAR MEETINGS ..... 3
5. BROADCASTING OF CITY COUNCIL MEETINGS ..... 4
6. MINUTES ..... 4
7. PROCLAMATIONS AND CONGRATULATORY CERTIFICATES ..... 4
8. RECONSIDERATION OF RESOLUTIONS ..... 5
9. RESCISSION OF RESOLUTIONS ..... 5
10. PUBLIC HEARINGS ..... 5
11. CONSENT AGENDA ..... 5
12. APPOINTMENTS TO BOARDS AND COMMITTEES ..... 5
13. CITY COUNCIL REPRESENTATION ON BOARDS AND COMMITTEES ..... 6
14. MEMBERS OF THE PUBLIC AND VISITORS ..... 7
15. RULES OF ORDER ..... 8
16. ABSENCES AT COUNCIL MEETINGS ..... 8
17. SUSPEND RULES ..... 8
18. COUNCIL DISCUSSION ..... 8
19. AGENDA ITEMS SUBMITTED BY COUNCIL MEMBERS ..... 8
20. WIRE COMMUNICATIONS BY AND TO COUNCIL MEMBERS DURING ANY MEETING OF COUNCIL ..... 9

## 1. ELECTION OF MAYOR PRO TEM:

The election of Mayor Pro Tem shall rotate annually in the following order: ~~Gunn, Chanda, Hamilton, Brooks, Chamberlain-Creanga, Hodorek~~ Chanda, Bluhm, Hamilton, Brooks, Chamberlain, Gunn

The order of the rotation is: Current Council Members who have not yet served as Mayor Pro Tem; then, newly elected Council Members ranked by number of votes received; finally, current Council Members who have already served as Mayor Pro Tem. Council Members in office for at least 3 months are eligible to serve as Mayor Pro Tem.

## 2. DESIGNATION OF ACTING MAYOR:

In the absence or disability of both the Mayor and the Mayor Pro Tem, the Council Member present who has served longest shall be designated Acting Mayor and shall perform the duties of the Mayor.

## 3. SPECIAL MEETINGS:

Special meetings may be called in accordance with the City Charter and the Open Meetings Act. Special meetings shall be held at 6:00 P.M. in the Council Board Room unless the written notice to each member of the Council provides for a different time and/or place.

### a) SPECIAL MEETING AGENDAS:

The City Manager shall be responsible for the preparation of an agenda for each special meeting. The agenda packet, excluding material exempt from disclosure by state or federal statute, shall be posted on the City's website and distributed to the City Council at least eighteen (18) hours in advance of the meeting.

### b) SPECIAL MEETING ORDER OF BUSINESS:

A. Call to Order
B. Roll Call
C. Public Comment
D. Business Stated in the Special Meeting Notice
E. Other Business (Only with consent in accordance with City Charter Section 4.3).
F. Adjournment

## 4. REGULAR MEETINGS:

Regular meetings shall be held at 7:30 P.M. in the Council Chambers. A schedule of regular meetings for the subsequent calendar year shall be adopted by resolution in accordance with the City Charter and the Open Meetings Act.

**a) REGULAR MEETING AGENDAS:**

The City Manager shall be responsible for the preparation of an agenda for each regular meeting. The agenda packet, excluding material exempt from disclosure by state or federal statute, shall be posted on the City's website and distributed to the City Council at least forty-eight (48) hours in advance of the meeting. When City Council meets in a closed session pursuant to MCL 15.268 (c), for strategy and negotiation sessions connected with the negotiation of a collective bargaining agreement, the collective bargaining agreement shall be identified on the agenda. When City Council meets in a closed session pursuant to MCL 15.268 (e), to consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, the specific pending litigation shall be identified on the agenda.

**b) REGULAR MEETING ORDER OF BUSINESS:**

Oaths for Recently Elected City Council (as needed after City Council elections)

A. Call to Order
B. Roll Call
C. Certificates of Recognition and Special Presentations
    - Election and Oath of Office for Mayor Pro Tem will occur annually at the first meeting in November
D. Carryover Items
E. 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
I. Regular Business
J. Consent Agenda
K. Memorandums and Future Council Agenda Items
L. Public Comment for Items Not On the Agenda from Troy Residents and Businesses
M. City Council/City Administration Response/Reply to Public Comment for Items Not On the Agenda from Troy Residents and Businesses
N. Council Referrals - Items appearing under Council Referrals are items intended for City Council action that are brought forward by the Mayor or Council Members in accordance with the Rules of Procedure
O. Reports
P. Council Comments - Items for the good of the order brought forward by Mayor and Council
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
S. Adjournment

## 5. BROADCASTING OF CITY COUNCIL MEETINGS:

All regular meetings of the City Council will be broadcast on the City's government access cable channel and/or made available through online streaming or similar media formats.

## 6. MINUTES:

The draft City Council meeting minutes will be available on the City's website prior to their inclusion in the next regular agenda packet. The requested approval of the minutes will be included on the Consent Agenda.

## 7. PROCLAMATIONS AND CONGRATULATORY CERTIFICATES:

Proclamations are ceremonial documents intended to convey positive messages to the Troy Community and are discretionary. Proclamation requests must be submitted in writing by Troy community members (residents and non-resident business owners, employees, and property owners) to the City Manager or his/her designee. Proclamations may be issued to recognize individuals, events, and organizations in Troy and will not be issued to recognize individuals, events, and organizations outside Troy. Proclamations regarding ideology, politics, or religion will not be issued.

Proclamations are often read at a regular City Council meeting and presented to the individual or representatives of the event or organization being recognized. These proclamations must be approved by City Council at a regular meeting preceding the presentation date and at least one representative must attend the presentation. Otherwise, proclamations may be issued without reading or presentation at a City Council meeting. If a presentation is requested, the proclamation will be included on the City Council meeting agenda under the topic of Certificates of Recognition and Special Presentations.

Congratulatory certificates are public announcements made by City Council at ribbon cutting ceremonies, grand openings and other events outside of regular City Council meetings. Congratulatory certificate requests must be submitted in writing by Troy community members (residents and non-resident business owners, employees, and property owners) to the City Manager or his/her designee in advance of the event and do not require City Council action.

## 8. RECONSIDERATION OF RESOLUTIONS:

A motion to reconsider any vote of the Council may be made by either side of the voted motion and shall require the affirmative vote of the majority of the Council Members elect. A motion to reconsider can be made only if no action was taken as a result of the previous vote If such a motion to reconsider passes, and new information has been brought forward, then any member of Council may move to take action on the motion that is to be reconsidered, and any such motion would pass by an affirmative vote of the majority of the

Council Members elect.

## 9. RESCISSION OF RESOLUTIONS

Rescission of any vote of the Council shall require the affirmative vote of the majority of the Council Members elect only if no action was taken as a result of the previous vote.

## 10. PUBLIC HEARINGS:

Public hearings will be held after required notice has been provided. The City Council may upon affirmative vote of a majority of its members "continue" said hearing at a future date designated in the resolution, without the necessity of re-notification. If the City Council elects to continue the public hearing it will appear in the designated meeting agenda under the topic of Public Hearings.

## 11. CONSENT AGENDA:

The Consent Agenda includes items of a routine nature and will be approved with one motion. That motion will approve the recommended action for each item on the Consent Agenda. Any Council Member may remove an item from the Consent Agenda and have it considered as a separate item. Any item(s) so removed from the Consent Agenda shall be considered after approval of the motion for all non-removed items on the consent portion of the agenda. Public comment on Consent Agenda items will be permitted pursuant to the Rules of Procedure.

## 12. APPOINTMENTS TO BOARDS AND COMMITTEES:

### a) MAYORAL APPOINTMENTS:

The Mayor shall, with City Council concurrence, appoint members of the following boards or committees as governed by state statute or city ordinances: Board of Review, Brownfield Redevelopment Authority, Civil Service Commission (Act 78), Downtown Development Authority, Economic Development Corporation, Global Troy Advisory Committee, Local Development Finance Authority, Planning Commission, Volunteer Firefighter Incentive Board

### b) CITY COUNCIL APPOINTMENTS:

The Mayor Pro Tem shall contact candidates or incumbents for City Council appointments to determine their interest in being nominated or reappointed. Any Council Member, but usually the Mayor Pro Tem, may put forth nominees to the following boards or committees: Animal Control Appeal Board, Building Code Board of Appeals, Charter Revision Committee, Election Commission, Historic District Commission, Liquor Advisory Committee, Municipal Building Authority, Parks and

Recreation Board, Personnel Board, Retiree Health Care Benefits Plan & Trust, SOCRRA, SEMCOG, Sustainable Design Review Committee, Traffic Committee, Zoning Board of Appeals

**c) NOMINATIONS:**

The Mayor or any Council Member desiring to nominate a person for appointment to a board, commission, or committee shall submit the person's name for nomination at a regular meeting during the item Board and Committee Nominations. The person's name will be placed on the agenda for the next regular meeting under the item Board and Committee Appointments. A brief summary of background and personal data as to nominee's qualifications (or a resume) should be submitted on or before the time of nomination, except that such a resume shall not be required for the re-nomination of a current board or commission member, or if the Council unanimously agrees that a resume is not necessary. In the event that more nominees are put forth than positions available, the City Clerk will conduct a roll call vote.

## 13. CITY COUNCIL REPRESENTATION ON BOARDS AND COMMITTEES:

**a) SEMCOG (Southeastern Michigan Council of Governments) Representation:**

The Mayor and City Council shall appoint one delegate and one alternate to serve on the SEMCOG General Assembly for a term of two-years, coinciding with the terms of office for City Council.

**b) SOCRRA (South Oakland County Resource Recovery Authority) Representation:**

The Mayor and City Council shall appoint one delegate and one alternate to serve on the SOCRRA Board for a term of one-year expiring on June 15th.

**c)** No member of the City Council shall serve on any committee, commission or board of the City of Troy, except the Retirement System Board of Trustees, Retiree Health Care Benefits Plan and Trust, Volunteer Firefighter Incentive Plan & Trust, Global Troy Advisory Committee, Downtown Development Authority and Local Development Finance Authority (LDFA), unless membership is required by ordinance, statute or the City Charter.

**d)** Because quasi-judicial boards and commissions are appointed by Council, and make recommendations to the Council, these recommendations should be made independent of the influence of individual Council Members. As a result, members of City Council shall not appear before or attend meetings of City boards or commissions if they are not appointed members of the City board or committee.

## 14. MEMBERS OF THE PUBLIC AND VISITORS:

Any person not a member of the City Council may address the Council with recognition of

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

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

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

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

## 15. RULES OF ORDER:

Robert's Rules of Order Newly Revised, as clarified by the City Clerk, is hereby adopted, except as modified by these Rules of Procedure, the Charter, or the City Code.

## 16. ABSENCES AT COUNCIL MEETINGS:

Members of Council who are unable to attend a Council meeting and desire an excused absence shall notify the City Attorney or City Manager of their absence in writing as soon as possible prior to the meeting and indicate the reason for the absence. The reason shall be entered in the proceedings of the Council at the time of each absence.

## 17. SUSPEND RULES:

The Rules of Procedure may be waived by a simple majority vote, unless specifically noted that a consensus of City Council is sufficient.

## 18. COUNCIL DISCUSSION:

No member of Council shall speak a second time on any item under discussion until all other members desiring to speak on that item have been heard. No member of Council shall be allowed to speak for more than five (5) minutes at a time.

## 19. AGENDA ITEMS SUBMITTED BY COUNCIL MEMBERS:

Timely submitted agenda items that, in the City Manager's judgment, do not require a professional opinion from City Administration, will be placed on the next regular agenda for City Council action. These items include, but are not limited to proclamations and celebratory matters. If the City Manager believes that City Council could benefit from additional input from City Administration prior to voting on a referral, then the next regular agenda will contain only a resolution directing City Administration to provide additional input to accompany the Council referral for a future City Council meeting.

## 20. WIRE COMMUNICATIONS BY AND TO COUNCIL MEMBERS DURING ANY MEETING OF COUNCIL:

Members of Council shall not engage in electronic communication with each other or a member of the public during a regular or special meeting. Electronic communication is defined as e-mail, text message, instant message, website, social media, blog posting, or any other form of communication transmitted or retrieved through the use of an electronic device. *This rule does not apply to remote attendance and participation in meetings pursuant to the Open Meetings Act, as amended.*

500 West Big Beaver
Troy, MI 48084
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# BOARD & COMMITTEE MINUTES COVER SHEET

**J.2.a.**

**Board and Committee Minutes:**

J.2.a. City Council Minutes-Draft - November 10, 2025

ATTACHMENT(S): None

Pastor Matt Schuler from Faith Lutheran 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, November 10, 2025, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:33 PM.

## B. ROLL CALL:

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

## 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:

| | |
|---|---|
| Kerry Brennan | Spoke on behalf of Troy Youth Assistance and the need for increased City funding |
| Stephanie Zendler | Spoke on behalf of Troy Youth Assistance and the need for increased City funding |
| Walter Cook | Spoke on behalf of Troy Youth Assistance and the need for increased City funding |
| Shahid Ahmed | Commented on the cricket field and asked for an update on the specific details for when it opens |
| Sarwat Siddiqui | Commented on the cricket field and asked for an update on the specific details for when it opens |

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

City Attorney Bluhm reminded City Council that organizations must perform services in exchange for the funding, and that the contracts have been signed already.

Mayor Baker asked City Management for update information about the cricket fields. Recreation Director Goul responded that there is software in place that will handle reservations similar to how people reserve other fields or facilities.

**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 - Animal Control Appeal Board

a) Mayoral Appointments: None

b) City Council Appointments:

Resolution #2025-11-138
Moved by Chamberlain
Seconded by Hodorek

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

**Animal Control Appeal Board**
Appointed by Council
5 Regular Members
3 Year Term

**Nominations to the Animal Control Appeal Board:**

| | |
|---|---|
| **Term Expires: 9/30/2028** | **Tina Catron** |
| | Term currently held by: Tina Catron |

Yes: All-7
No: None

**MOTION CARRIED**

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

a) Mayoral Nominations: None

b) City Council Nominations: None

I.3. No Closed Session Requested

I.4. Election and Oath of Office for Mayor Pro Tem *(Introduced by: Aileen Dickson, City Clerk)*

Resolution #2025-11-139
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **ELECTS** Hirak Chanda to serve as Mayor Pro Tem for the City Council of the City of Troy for a term scheduled to expire at the first City Council meeting in November 2026 pursuant to City Charter Section 3.7.

Yes: All-7
No: None

**MOTION CARRIED**

The Meeting **RECESSED** at 7:52 PM.

The Meeting **RECONVENED** at 7:55 PM.

I.5. 2026 City Council Meeting Schedule - Advance *(Introduced by: Frank Nastasi, City Manager)*

Resolution #2025-11-140
Moved by Chamberlain
Seconded by Gunn

BE IT RESOLVED, That Troy City Council **SHALL HOLD** a Special Meeting on the following date at 9:00 AM at the Troy Community Center or as otherwise provided by the City Council Rules of Procedure:

Saturday, January 17, 2026 2026 Advance

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

Yes: All-7
No: None

**MOTION CARRIED**

I.6. 2026 City of Troy Advance Meeting Facilitation Consulting Services *(Introduced by: Frank Nastasi, City Manager)*

Resolution #2025-11-141
Moved by Chanda
Seconded by Gunn

WHEREAS, Section 12.1 of the City Charter directs City Management to obtain comparative prices for the purchase and sale of all materials except in the employment of professional services; and,

WHEREAS, Jaymes Vettraino has successfully provided services to the City;

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process and awards a contract for Advance Meeting Facilitation Consulting Services to Vettraino Consulting, LLC of Michigan for an estimated amount of $9,950 and hourly rates as detailed in the proposal.

BE IT FINALLY RESOLVED, That the award **IS CONTINGENT** upon submitting executed documents, including insurance certificates and all other specified requirements.

Yes: All-7
No: None

**MOTION CARRIED**

I.7. Bid Waiver and Capital Expense Approval: Boulan Park Cricket Field Officials Stand and Maintenance Shed *(Introduced by: Kurt Bovensiep, DPW Director)*

Resolution #2025-11-142
Moved by Chanda
Seconded by Gunn

RESOLVED, That Troy City Council hereby **WAIVES** the bid process and **AWARDS** a contract to purchase the Portable Multi-Purpose Elevated Officials Stand and associated accessories from *Aluminum Athletic Equipment Co. of Royersford, PA* for an estimated cost of $27,269.75, as per the TIPS Cooperative Contract #203023, not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** the expenditure of Capital Funds to purchase the shed and associated accessories from *Home Depot* using the OMNIA Partners Purchasing Contract #16154, for an estimated total of $2,335.58 but not to exceed budgetary limitations; a copy of which shall be **ATTACHED** to the Minutes of this meeting.

Yes: All-7
No: None

**MOTION CARRIED**

**J. CONSENT AGENDA:**

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

Resolution #2025-11-143-J-1a
Moved by Hamilton
Seconded by Hodorek

RESOLVED, That Troy City Council hereby **APPROVES** all items on the Consent Agenda as presented with the exception of Item(s) J-4g which shall be **CONSIDERED** after Consent Agenda (J) items, as printed.

Yes: All-7
No: None

**MOTION CARRIED**

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

J.2. Approval of City Council Minutes

Resolution #2025-11-143-J-2

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

J.2.a. City Council Minutes-Draft – October 20, 2025

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Patrol Rifle Optics Replacement – Troy Police Department

Resolution #2025-11-143-J-4a

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract for the purchase of the patrol rifle optics to low bidder meeting specifications, *PAI Defense of Columbia City, IN*, for an estimated cost of $35,815.44 less the estimated trade-in value of $17,321.00 for an estimated total amount of $18,494.44, at unit prices contained in the bid tabulation opened October 30, 2025; a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

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

J.4.b. Standard Purchasing Resolution 2: Low Bidders Meeting Specifications – Streetlight Maintenance

Resolution #2025-11-143-J-4b

RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide three (3) year requirements for street, parking lot, and athletic field light maintenance, with an option to renew for one (1) additional year to the low bidder meeting specifications; *Harlan Electric Company, of Rochester Hills, MI* for an estimated total cost of $267,064.54, at unit prices contained in the bid tabulation opened October 16, 2025, a copy of which shall be **ATTACHED** to the original Minutes of this meeting, with all work not to exceed budgetary limitations; contract to expire November 30, 2029.

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: Low Bidder Meeting Specifications — Pool Maintenance and Repair Services

Resolution #2025-11-143-J-4c

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to provide maintenance and repair services, and opening and closing of the Troy Family Aquatic Center for two (2) years at the City of Troy outdoor and indoor pools (excluding pumps), with two (2), one-year renewal options to the low bidder meeting specifications, *B & B Pools and Spas of Livonia, MI* for an estimated annual cost of $50,000, at prices contained in the bid tabulation dated October 30, 2025; a copy of which shall be **ATTACHED** to the original Minutes of this meeting; contract to expire December 31, 2029;

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

J.4.d. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Avondale Youth Assistance

Resolution #2025-11-143-J-4d

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Avondale Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of $2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.4.e. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Haven, Inc.

Resolution #2025-11-143-J-4e

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to Haven, Inc. to provide crisis intervention, shelter, advocacy, and counseling to the residents of the City of Troy at a cost of $2,500.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.4.f. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Community Coalition

Resolution #2025-11-143-J-4f

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Troy Community Coalition to provide community services to prevent drug and alcohol abuse in the amount of $35,000.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.5. Approval of Subdivision Entrance Sign/Agreement, Windridge Park Homeowners Association, Inc., Homewood Median Right-of-Way at Adams, Section 7

Resolution #2025-11-143-J-5

RESOLVED, That Troy City Council hereby **APPROVES** as to the design and materials proposed, the sign application submitted by Windridge Subdivision Homeowners Association, for the placement of a sign within the Homewood median right of way at Adams Road.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** the agreement regarding the maintenance and liability coverage for the sign, and **AUTHORIZES** the Mayor and City Clerk to execute the agreement, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.6. Private Agreement – Contract for Installation of Municipal Improvements – Barbat Troy Vehicle Fueling/Multi-Use Station – Project No. 25.917.3

Resolution #2025-11-143-J-6

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

J.7. Malott v. City of Troy

Resolution #2025-11-143-J-7

RESOLVED, That the City Attorney's Office is hereby **AUTHORIZED** and **DIRECTED** to defend the City of Troy in the matter of John and Helen Malott v. City of Troy (Oakland County Circuit Court, Case No. 2025-218237-NO), and is **AUTHORIZED** to pay necessary costs and expenses and to retain any necessary expert witnesses required to adequately represent the City.

J.8. Delay in Oath of Office

Resolution #2025-11-143-J-8

RESOLVED, That as allowed under Section 6.9 of the Troy Charter, the Troy City Council hereby **RECOGNIZES** that there are extenuating circumstances that prevent the three newly elected City Council members from taking the constitutional oath of office within 10 days of the November 4, 2025 election date, and **DETERMINES** that the oath of office shall be administered to the certified election winners at the start of the November 17, 2025 regular Troy City Council meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AFFIRMS** that the November 4, 2025 Troy City Council election is not concluded until the official certification by the Oakland County Board of Canvassers, and as a result, **DETERMINES** that the expiration of the current terms, and the start of the new terms, as set forth in Section 3.4 of Troy's Charter, is at 7:30 pm on Monday, November 17, 2025.

J.9. City Incurring Cost of Website Electronic Check Payments

Resolution #2025-11-143-J-9

WHEREAS, Since November 2013, the City has used Point & Pay LLC for the processing of credit card, debit card and electronic check (e-check) payments made from the City's website, with the customer paying the service fees; and,

WHEREAS, This has provided City of Troy customers the convenience and time savings of paying for building permits, property taxes, water/sewer bills, miscellaneous billing invoices, and birth and death certificates from anywhere, using the City's website, and it has simultaneously reduced the staff time that would be necessary to process the 38,000 annual transactions; and,

WHEREAS, The City would like to offer its residents and business owners another zero-cost payment method by absorbing the electronic-check service fee;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **AUTHORIZES** the City to incur the $ .65 service fee for each Point & Pay website electronic-check payment transaction.

Yes: All-7
No: None

**MOTION CARRIED**

J.10. Traffic Committee Recommendations – October 15, 2025

Resolution #2025-11-143-J-10

**6. Request for No Parking Zone Extension – Adler Court**

BE IT RESOLVED, That a NO PARKING ZONE **BE ESTABLISHED** in front of 4862 & 4874 Adler Ct on School days between 7:00 AM-9:00 AM and 3:00 PM-5:00 PM.

**7. Request for Traffic Control – Warwich Drive at Folkstone Drive**

BE IT RESOLVED, That the Warwich Drive Approach at Folkstone Drive **BE MODIFIED** from UNCONTROLLED to YIELD CONTROLLED.

J.4.g. Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Troy Youth Assistance

Resolution #2025-11-144
Moved by Baker
Seconded by Hamilton

RESOLVED, That Troy City Council hereby **APPROVES** the expenditure of funds budgeted in the 2025/2026 fiscal year to the Troy Youth Assistance to provide diversion programs and community services to the residents of the City of Troy at a cost of $15,000.00.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the Mayor and City Clerk to execute the agreements to fund these services, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
No: None

**MOTION CARRIED**

## K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings:

K.1.a. Community Development Block Grant (CDBG) 2025 Funds – Public Hearing Announcement for November 17, 2025

K.2. Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted

## L. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:

| | |
|---|---|
| Dale Murrish | Commented on ideas for improving the Troy Public Library |
| Ann Erickson Gault | Commented on Ellen Hodorek's last meeting and thanked her for her service to the City |
| Kelly Jones | Thanked Ellen Hodorek for her service to the City |
| Sharon MacDonell | Thanked Ellen Hodorek for her dedication and service to the City |
| Edna Abrahim | Thanked Ellen Hodorek for her service, her integrity and her dedication to the City |

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

Council Member Hodorek responded that Rethinking Libraries was hired for strategic planning, not for architecture and expenses that were not their expertise. She commented that bid for library renovations came back way higher than what was budgeted, so the City decided to hire an architect to give a proposal for costs.

## N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

## O. REPORTS:

O.1. Minutes – Boards and Committees:

O.1.a. Joint Local Development Finance Authority Minutes-Final – October 21, 2024

O.1.b. Brownfield Redevelopment Authority Minutes-Final – April 15, 2025

O.1.c. Animal Control Appeal Board Meeting Minutes-Final-July 23, 2025

O.1.d. Brownfield Redevelopment Authority Special Meeting Minutes-Final – September 3, 2025

O.1.e. Planning Commission Meeting Minutes-Final-October 14, 2025

O.2. Department Reports:

O.2.a. Troy Racquet Club Annual Report

O.2.b. Troy Nature Society Financial Statements and Annual Report for Fiscal Year Ending 2025

O.3. Letters of Appreciation: None Submitted

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-21875

## P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Gunn commented that today is the 50th anniversary of the Edmund Fitzgerald tragedy that is part of Michigan's history.

Council Member Gunn acknowledged the Troy High School Tennis Team for winning the state championship. He also applauded Ryan Wang, who was named 2025 US Presidential Scholar and was one of 2 in the state.

Mayor Baker commented that the Veterans Day Ceremony is on Tuesday, November 11th at 11:00 AM in the Veterans Plaza in front of City Hall.

Mayor Baker commented that on Friday, December 5th is the annual Christmas Tree Lighting, which will be at a new location at the rink in the Pavilion.

Mayor Baker commented on the loss of former Mayor Jeanne Stine. He said she was such an important part of our community and her legacy will be felt for a long, long time.

Council Member Brooks commented on the election results and it will allow the City to reflect, regroup and discuss the options at the Advance meeting. She congratulated the incumbents, Council Member Chamberlain and Council Member Hamilton, and the newly elected Analisa Bluhm.

Council Member Gunn honored Council Member Hodorek for her 12 years of outstanding service to the City, and thanked her for her leadership, friendship, mentorship, and her dedication, love for Troy, and commitment to public service have left a lasting mark on the City and will be felt for a long time.

Council Chamberlain thanked Council Member Hodorek for her service to the City and for inspiring her to run for City Council. She said Ellen's dedication, thoughtful leadership, and deep commitment have left a lasting, indelible mark on Troy. She said Ellen always kept "doing what is right for the residents" the forefront in her decision making. She thanked her for the example she has set for public leadership in the Troy.

Council Member Chanda thanked Council Member Hodorek for her 12 years of public service. He said he embodies the true spirit of public servant, and he applauded her always setting aside partisan politics and doing what is right for Troy and its residents.

Council Member Brooks commented that she was apprehensive when first joining City Council, but that quickly turned to excitement when she met Council Member Hodorek. She appreciated Ellen's positivity, encouragement, and perspective when facing difficult decisions. She thanked her for all her years of service and she looks forwards to having more conversations.

Council Member Hamilton commented that the City recently celebrated the life of Jeanne Stine, who recently passed and was one of the greatest public servants in Troy. He said when asked what encompasses City Council, he thinks of Council Member Hodorek, who is honored and continuing the legacy that Jeanne Stine built and continuing the balance of compassionate nonpartisan public service. He said Ellen's leadership has greatly improved how City Council works together, compromises, come up with solutions that are built to last and helps the City run better. He said it has been an honor serving with Ellen to make Troy a better place.

Mayor Baker said Council Member Hodorek was a huge part for the success of the tone of City Council. He said he is grateful for the relationship that was built with Ellen and how she has supported, disagreed with, and help keep the relationships at the council table strong. He said her ability to maintain a nonpartisan role throughout her 12 years on City Council is her legacy.

Council Member Hodorek spoke about the nation and city's political and financial situation when she joined City Council 12 years ago. She spoke of previous leaders, City employees, and organizations who helped guide her decisions in a nonpartisan way during her time on City Council. She acknowledged City Manager Nastasi, City Attorney Bluhm, and fellow Mayor and Council Members and individually spoke of their relationships, qualities, and work together during her time on City Council. Council Member Hodorek welcomed Analisa Bluhm and offered encouragement in her new role. She shared a lovely written message from her father's yearbook from 1940 that spoke about leadership, loyalty, and the key to facing confusions of the world.

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

**R. CLOSED SESSION**

R.1. No Closed Session Requested

**S. ADJOURNMENT**

The Meeting **ADJOURNED** at 9:27 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

**2025 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:**

**2025 SCHEDULED REGULAR CITY COUNCIL MEETINGS:**

| | |
|---|---|
| November 17, 2025 | Regular Meeting |
| December 1, 2025 | Regular Meeting |
| December 15, 2025 | Regular Meeting |

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.4.a.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Ditrctor
Emily Frontera, Purchasing Manager
Mike Verstraete, Streets & Drains Operations Manager

**Subject:** Standard Purchasing Resolution 2: Award to Low Bidders Meeting Specifications – Asphalt Paving Materials – Hot Patch

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## History

- Hot asphalt material is used in the patching and maintenance of 123 miles of asphalt roads and 222 miles of concrete roads maintained by the City.
- Asphalt Paving Materials - Hot Patch is purchased on an as-needed basis throughout the year.
- The current contract expires on December 31, 2025.

## Purchasing

- On November 6, 2025 a bid opening was conducted as required by the City Charter/Code for one (1) year requirements of Asphalt Paving Materials – Hot Patch 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. Two Hundred twenty-seven (227) vendors were notified via the MITN website. Three (3) bids were received. Below is a detail summary of the vendor responses

| | |
|---|---|
| **Companies notified via MITN** | 227 |
| Troy Companies notified via MITN | 1 |
| Troy Companies- Active email notification | 1 |
| Troy Companies- Active Free | 0 |
| **Companies that viewed the bid** | 14 |
| Troy Companies that viewed the bid | 1 |

***MITN*** *provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy.*
**Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFOs and Quote opportunities within the City.
**Active MITN *non-paying* members** are responsible to monitor and check the MITN website for opprotunites 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 award will include a primary and a secondary supplier in the event the primary supplier is unable to provide material as needed or if the proximity of the supplier is more advantageous for the specific patch job as approved and directed by the Streets and Drains Operations Manager.
- Based upon the bid responses and as per the attached bid tabulation, it is in the City's best interest to award the bid, low bid as specified by line item. The award is contingent upon contractors' submission of proper insurance certificates and all other specified requirements.

**Financial**

The funds are available in various operating budget accounts within the Local and Major Road accounts for the Streets & Drains Division.

**Recommendation**

City management recommends awarding a one (1) year contract to provide Asphalt Paving Materials - Hot Patch with an option to renew for one (1) additional year to the lowest bidder(s) by line item detailed below:

- **Cadillac Asphalt of Farmington Hills, MI**
  - Primary supplier of item #'s 1, 4, 5, 6, 7,8, and 9

- **Ajax Materials Corporation of Troy, MI**
  - Primary supplier of item #'s 2, 3, 8
  - Secondary supplier for item #'s 1,6,7, and 9

- **SoySolv Biosolvents, LLC of Broadview Heights, OH**
  - Primary supplier for item #'s 10 and 11

All items will be awarded per the unit prices in the bid tabulation opened November 6, 2025, to be ordered on an as-needed basis and based on proximity; contracts expiring December 31, 2027.

Opening Date: 11/06/2025
Date Reviewed: 11/06/2025

CITY OF TROY
BID TABULATION
ASPHALT PAVING MATERIAL - HOT PATCH



| | VENDOR NAME: | Cadillac Asphalt, LLC | | Ajax Materials Corporation | | SoySolv Biosolvents, LLC | |
|---|---|---|---|---|---|---|---|
| | CITY: | Farmington Hills, MI | | Troy, MI | | Broadview Hts, OH | |
| **PROPOSAL: One-Year Requirements of Asphalt Paving Material - Hot Patch with an option to renew for one (1) additional year.** | | | | | | | |
| Item | Est. Qty | Unit | Description | Unit Price | Total Price | Unit Price | Total Price | Unit Price | Total Price |
| 1. | 100 | Tons | 1100T 36A Wearing | $81.00 | $8,100.00 | $86.00 | $8,600.00 | NO BID | |
| 2. | 300 | Tons | 1100T 20AA Wearing | NO BID | | $85.50 | $25,650.00 | | |
| 3. | 200 | Tons | 1100L 20AA Leveling | | | $84.50 | $16,900.00 | | |
| 4. | 1200 | Tons | Commercial Top | $80.00 | $96,000.00 | NO BID | | | |
| 5. | 125 | Tons | Commercial Base | $81.00 | $10,125.00 | | | | |
| 6. | 100 | Tons | 5E3 Asphalt Mix | $85.00 | $8,500.00 | $89.00* | $8,900.00 | | |
| 7. | 500 | Tons | 0”-0.5” Crushed Reclaimed Asphalt Pavement | $8.00 | $4,000.00 | $10.00 | $5,000.00 | | |
| 8. | 500 | Gallon | Bulk Tack Coat | $6.50 | $3,250.00 | $6.50 | $3,250.00 | | |
| 9. | 100 | Per 5 gal pail | Tack Coat | $65.00 | $6,500.00 | $67.00 | $6,700.00 | | |
| 10. | 100 | Per 5 gal pail | Biodiesel-Soybean Asphalt Release Agent **5-gallon pail** | NO BID | | NO BID | | $150.00 | $15,000.00 |
| 11. | 165 | Gallon | Biodiesel-Soybean Asphalt Release Agent **55-gallon drum** | | | | | $25.00 | $4,125.00 |
| | | | **ESTIMATED TOTAL:** | **$136,475.00** | | **$75,000.00** | | **$19,125.00** | |
| | | | | | | *SEML instead of 5E3 Asphalt Mix | | | |
| | | | Hours of Operation: | 7am - 3pm | | M-F 7:30am - 4:30pm | | 7am - 3:30pm | |
| | | | Notice of Pickup M-F (Hrs): | 24 hours | | 24 hours | | 7am - 3:30pm | |
| | | | Notice of Pickup Saturday (Hrs): | 24 hours | | Call for availability | | N/A | |
| | | | Location of Closest Plant (Address & Zip Code): | 2040 Barret Dr. Troy, MI 48084 | | 2240 Avon Industrial Dr. Rochester Hills, MI 48309 | | 4450 Hamilton Ave. Cleveland, OH 44114 | |
| | | | Distance from Plant to the DPW Yard (Miles): | 4.4 miles | | 6 miles | | 190 miles | |
| | | | References Provided: Y or N | Y | | Y | | Y | |
| | | | Insurance Met: Y or N | Y | | Y | | Y | |
| | | | Payment Terms: | Net 30 | | 30 days | | Net 30 | |
| | | | Warranty: | N/A | | N/A | | Yes | |
| | | | Delivery Time: | 7am - 2pm | | N/A | | ASAP | |
| | | | Exceptions: | Commercial top is quoted with 5E1; Commercial base is quoted with 13A | | NONE | | Delivery only supplier | |
| | | | Acknowledgement: Y or N | Y | | Y | | Y | |
| | | | Forms: Y or N | Y | | Y - No Seal on Notarized Forms | | Y | |
| | | | | ***Low bid meeting specifications*** | | | | | |

Attest:
*(*Bid Opening conducted via a Zoom Meeting)*
Mike Verstraete
Andrew Chambliss
Nellie Bert
Stephanie Kerr

Emily Frontera
Purchasing Manager

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.4.b.**

**Date:** November 14, 2025

**To:** Honorable Mayor and City Council Members

**From:** Frank Nastasi, City Manager
Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Emily Frontera, Purchasing Manager
Cheryl Rivera, Office Manager

**Subject:** Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors 94th Winter Meeting

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

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

**Financial**
The registration cost for this event is $1,750.00. Airfare or mileage, car rental, lodging and food are additional expenses that may be incurred. Funds are available in the 2025/26 General Fund – City Council – Education and Training account.

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

View this email in your browser

THE UNITED STATES CONFERENCE OF MAYORS

TO: The Mayor

FROM: Tom Cochran, CEO and Executive Director




## REGISTRATION NOW OPEN!

Please mark your calendars and plan to join us in Washington, DC for the Conference's 94th Winter Meeting from **January 28 – 30, 2026**! The Meeting will take place at our host hotel, The Marriott Marquis Washington, DC.

**REGISTER NOW**

Presided over by **USCM President David Holt, Mayor of Oklahoma City**, this year's meeting will bring together hundreds of mayors from across the country. Throughout the meeting, you will have the opportunity to network with fellow mayors, exchange best practices and build on what's working in America's cities. You will also have exclusive access to key policymakers, industry experts and business leaders.

A draft agenda for the meeting will be available soon. Be sure to check for updates at usmayors.org and the USCM app.

We look forward to seeing you in Washington, DC!

### Registration and Hotel

To register for the meeting and secure your hotel room, you will need to log in to your United States Conference of Mayors account. You already have a log-in if you have previously signed on to letters, submitted resolutions, or used the mobile app. If you don't have an account yet, you'll be able to create one. If you run into any issues, please contact support@usmayors.org.

Once you have completed your registration, you will be able to book your hotel room. Our room block at the Marriott Marquis Washington, DC closes on **December 21, 2025**, but may sell out before then. When the block sells out, a waitlist will be created. This does not guarantee that a room in your first preference hotel or requested room type will become available, but all possible efforts will be made.

- For technical issues with your USCM account or questions about the registration process, please contact support@usmayors.org.
- For questions about meeting registration, please contact our meetings department at meetings@usmayors.org or call 202-861-6714.
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THE UNITED STATES CONFERENCE OF MAYORS

Summary Agenda **Fees** Register Now



THE UNITED STATES CONFERENCE OF MAYORS

94TH WINTER MEETING

WASHINGTON, DC • January 30-31, 2026

*Please note there will be a 2.5% charge added to registration fees paid with a credit card. If you would prefer to pay using ACH or check please contact Eyerusalem Mustefa at emustefa@usmayors.org BEFORE you begin registering.*

*A $50 cancellation fee applies to everyone except Member Mayors.*

# Fees

## Admission Items

### Event Registration

Additional Business Council Member - Platinum Sponsor

**$2,750.00**

Changes to **$3,050.00** after Tuesday, Jan. 13, 2026

Refund policy

Federal Official

**$2,250.00**

Changes to **$2,750.00** after Tuesday, Jan. 13, 2026

Refund policy

Non Member City Official

**$2,750.00**

Changes to **$3,050.00** after Tuesday, Jan. 13, 2026

Refund policy

City Representative

**$1,750.00**

Changes to **$2,250.00** after Tuesday, Jan. 13, 2026

Refund policy

Member Mayor

**$1,750.00**

Changes to **$2,250.00** after Tuesday, Jan. 13, 2026

Refund policy

Paid Spouse-Partner

**$500.00**

Refund policy

Member City Official

**$1,750.00**

Changes to **$2,250.00** after Tuesday, Jan. 13, 2026

Refund policy

Non Member Mayor

**$2,750.00**

Changes to **$3,050.00** after Tuesday, Jan. 13, 2026

Refund policy

Follow us on:

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.5.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Emily Frontera, Purchasing Manager

**Subject:** Cooperative Purchasing Programs Resolution

---

**History**

- June 5, 2017 City Council reviewed and recommended participation in the following Cooperative Purchasing Programs to satisfy bid requirements when in the best interest of the City. (Resolution #2017-06-092)
    - MiDEAL – State of Michigan
    - Oakland County Extended Purchasing Program
    - Suburban Library Cooperative
    - REMC – Regional Media Center Association of Michigan
    - Sourcewell – formerly NJPA – National Joint Power Alliance
    - MiCTA – Michigan Collegiate Telecommunications Association
    - OMNIA Partners – formerly National IPA – National Intergovernmental Purchasing Alliance, and NIGP- US Communities
- June 5, 2017 City Council also approved Blanket Authorization(s) to administratively approve purchases for operating supplies and services above the $10,000 bid threshold obtained through an approved cooperative; except for those Capital (401 fund) purchases which shall be presented to Troy city council for review and approval. (Resolution #2017-06-093)
- Effective June 6, 2018 the National Joint Power Alliance (NJPA) is formally now known as Sourcewell. The NJPA Board of Directors voted to approve changing the organization's name to Sourcewell. Sourcewell will maintain and continue to recognize the NJPA name, agreements, contracts and agreements entered into with the National Joint Powers Alliance will remain valid and continue in effect without impact.
- August 27, 2018 City Council authorized and approved the continued use of the Sourcewell Purchasing Cooperative, formerly known as National Joint Power Alliance Purchasing Program (NJPA). (Resolution #2018-08-12-J-4f)
- National IPA and NIGP – US Communities is now a part of OMNIA Partners.

**Financial**
Funds are available in the various operating accounts citywide.

**Recommendation**
City Administration recommends the continued participation in the Cooperative Purchasing Programs (listed below) to satisfy bid requirements when in the best interest of the City. In addition, City Administration

requests *Blanket Authorization* for the 2025-2026 Fiscal Year to administratively approve purchases for operating supplies and services above the $10,000.00 limit obtained through an approved Cooperative; EXCEPT for those Capital (401 Fund) purchases which shall be presented to Troy City Council for review and approval.

- MiDEAL – State of Michigan
- Oakland County Extended Purchasing Program
- Suburban Library Cooperative
- REMC – Regional Media Center Association of Michigan
- Sourcewell – formerly NJPA – National Joint Power Alliance
- MiCTA – Michigan Collegiate Telecommunications Association
- OMNIA Partners – formerly National IPA – National Intergovernmental Purchasing Alliance, and NIGP- US Communities

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.6.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

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

**Subject:** Request for Acceptance of a Permanent Easement and Approval of a Stormwater Management Operations and Maintenance Agreement, F Squared, LLC, Sidwell #88-20-28-252-016

---

## History

Cypress Partners, Inc., constructed the Forum Flats development located on the south side of Kirts Boulevard, west of Livernois. The developer converted an existing office building to a 90-unit apartment building and constructed additional two 55-unit apartment buildings. Troy Planning Commission recommended preliminary site plan approval on October 25, 2022.

The new residential development required a redesigned water main system. Thus, F Squared, LLC, owners of the property having Sidwell #88-20-252-016, granted a permanent easement for watermains.

In addition to the new water mains, the owners have designed and constructed a storm water system. Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a *Stormwater Management Operations and Maintenance Agreement* with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater system and any detention facilities on the property.

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

## Financial

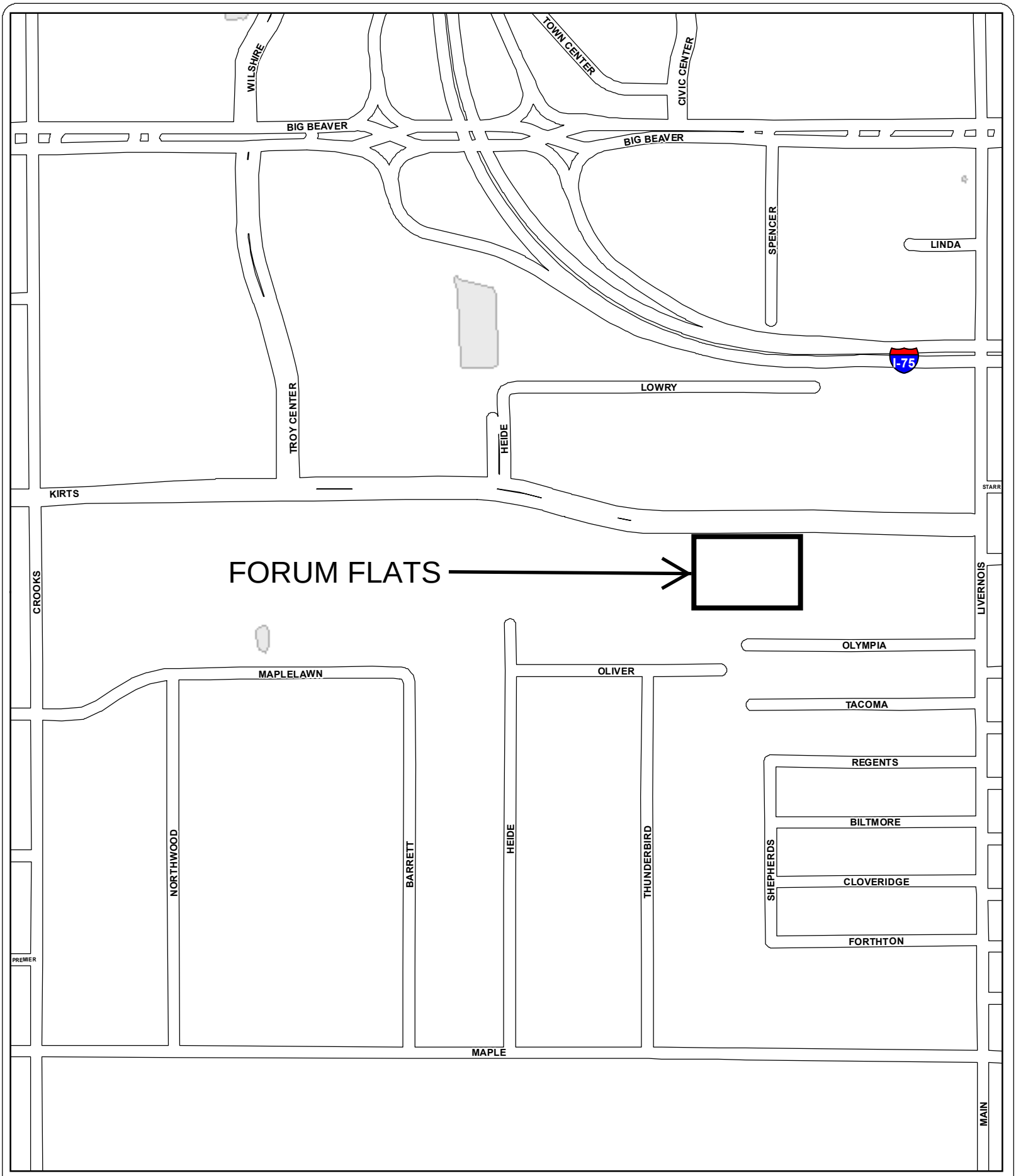
The consideration amount on the easement document is $1.00. There is no financial consideration with the Agreement.

## Recommendation

City Management recommends acceptance of the attached permanent easement consistent with our policy of accepting easements for improvement and development purposes, and recommends that City Council approve the *Stormwater Management Operations and Maintenance Agreement*.

## Legal Review

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




# City of Troy

**Section 28**

**PERMANENT EASEMENT**
**FOR WATER MAINS**

Sidwell #88-20-28-252-016 (pt of)

**F SQUARED, LLC,** a Delaware limited liability company, Grantor, whose address 280 West Maple, Troy, MI 48084 for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains** said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 20TH day of OCTOBER, 2025.

F Squared, LLC,
a Delaware limited liability company

By: F Squared Manager, LLC,
a Michigan limited liability company

By: _____(L.S.)
Michael J. Parks
Its: Manager

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 20TH day of OCTOBER, 2025, by Michael J. Parks, Manager of F Squared, LLC, a Michigan limited liability company, Manager of F Squared, LLC, a Delaware limited liability company, on behalf of said company.

EDMUND YEE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 19-Aug-2029
Acting in the County of OAKLAND

_____
* EDMUND YEE
Notary Public, OAKLAND County, MI
My Commission Expires 19-AUG-2029
Acting in OAKLAND County, MI

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

**WATER MAIN EASEMENT**
EXHIBIT "A"

LEGAL DESCRIPTION
PARENT PARCEL
(Per First American Title Insurance Company Commitment No. NCS–1129116–MICH, Commitment Date March 11, 2022)

Land in the City of Troy, Oakland County, MI, described as follows:

Part of the Northeast 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, more particularly described as East 8.12 feet of Lot 4, all of Lots 5 and 6, except North 35 feet of said Lots taken for Morse Avenue, (now Kirts Boulevard) also all of vacated Virgilia Avenue adjacent to Lots 5 and 6, Royal Ridge Little Farms, as recorded in Liber 21 of Plats, Page 17, Oakland County Records.

WATER MAIN EASEMENT

A 20–foot wide easement for water main in a part of the Northeast 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being a part of Lot 5 and 6 and a part of vacated Virgilia Ave. (50–feet wide) all of "Royal Ridge Little Farms", as recorded in Liber 21 of Plats, Page 17, Oakland County Records. more particularly described as:

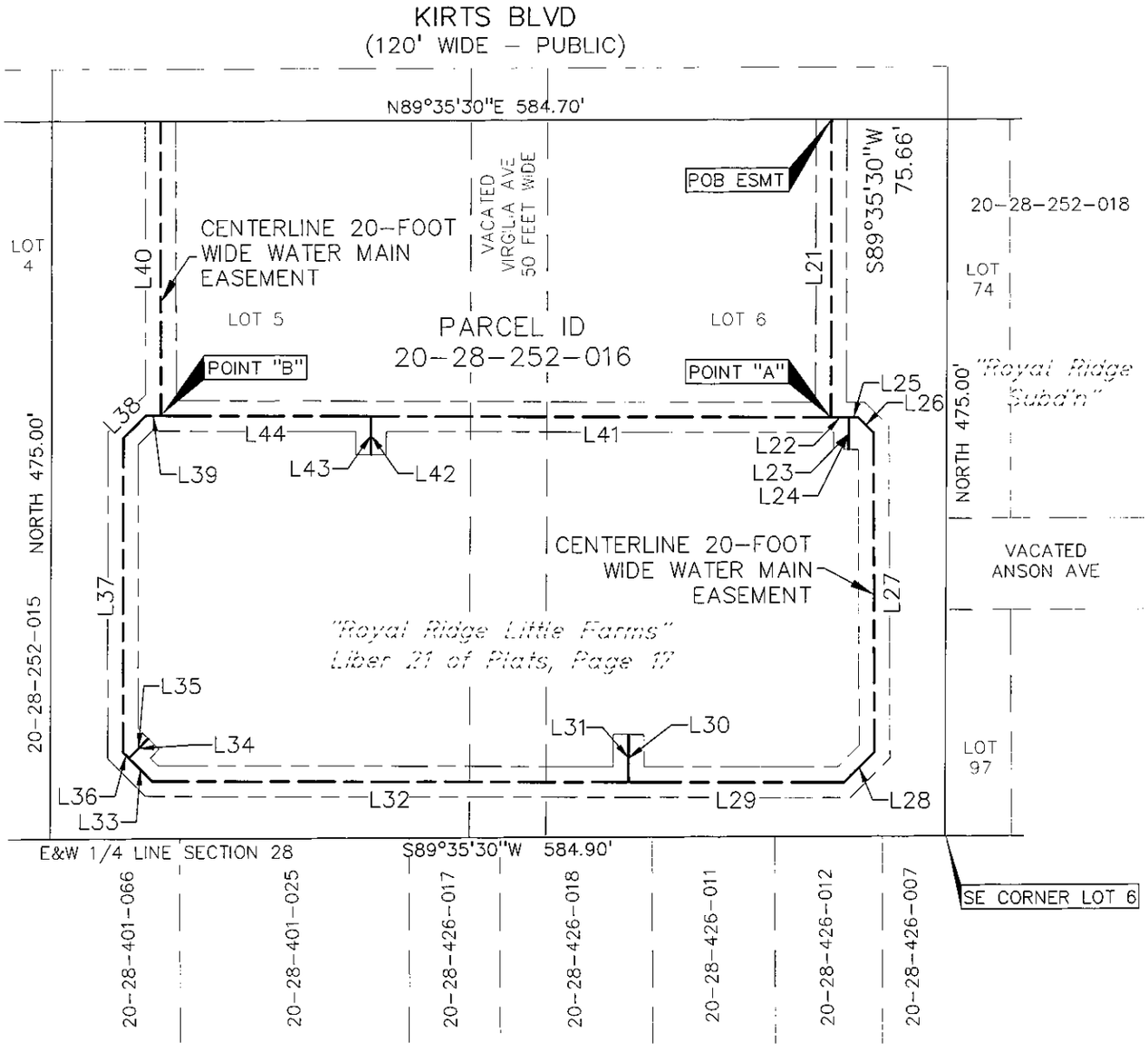
Commencing at the southeast corner of Lot 6 of said "Royal Ridge Little Farms", thence North 475.00 feet along the east line of Lot 6 to the south line of Kirts Blvd. (120' wide); thence along said south line S89°35'30'W 75.66 feet to the **POINT OF BEGINNING** of this 20–foot wide easement for Water Main; thence along the **CENTERLINE** of said easement S00°03'28"E, 199.62 feet to a **POINT "A"**; thence N89°55'09"E, 11.64 feet; thence S00°04'51"E, 21.14 feet; thence N00°04'51"W, 21.14 feet; thence N89°55'09"E, 6.20 feet; thence S45°12'23"E, 14.17 feet; thence S00°19'54"E, 210.14 feet; thence S44°47'26"W, 28.22 feet; thence S89°54'45"W, 140.64 feet; thence N00°05'14"W, 31.03 feet; thence S00°05'14"E, 31.03 feet; thence S89°54'45"W, 311.46 feet; thence N45°29'59"W, 21.37 feet; thence N44°24'34"E, 18.07 feet; thence S44°24'34"W, 18.07 feet; thence N45°29'59"W, 5.51 feet; thence N00°05'16"W, 206.60 feet; thence N44°50'49"E, 20.80 feet; thence N89°55'09"E, 9.81 feet; thence N00°04'53"W, 197.11 feet to the south line of said Kirts Blvd. and a **POINT OF ENDING** of this easement for water main. thence from POINT "A" S89°55'09"W, 300.30 feet; thence S00°11'47"E, 25.13 feet; thence N00°11'47"W, 25.13 feet; thence S89°55'09"W, 137.57 feet to **POINT "B"**;

**F SQUARED, LLC**
280 WEST MAPLE, SUITE 230
BIRMINGHAM, MI 48003



PEA GROUP
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www.peagroup.com

# WATER MAIN EASEMENT




BEARINGS ARE BASED ON "ROYAL RIDGE LITTLE FARMS"

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L21 | S00°03'28"E | 199.62' |
| L22 | N89°55'09"E | 11.64' |
| L23 | S00°04'51"E | 21.14' |
| L24 | N00°04'51"W | 21.14' |
| L25 | N89°55'09"E | 6.20' |
| L26 | S45°12'23"E | 14.17' |
| L27 | S00°19'54"E | 210.14' |
| L28 | S44°47'26"W | 28.22' |
| L29 | S89°54'45"W | 140.64' |
| L30 | N00°05'14"W | 31.03' |
| L31 | S00°05'14"E | 31.03' |
| L32 | S89°54'45"W | 311.46' |
| L33 | N45°29'59"W | 21.37' |

| Line Table | | |
|---|---|---|
| Line # | Direction | Length |
| L34 | N44°24'34"E | 18.07' |
| L35 | S44°24'34"W | 18.07' |
| L36 | N45°29'59"W | 5.51' |
| L37 | N00°05'16"W | 206.60' |
| L38 | N44°50'49"E | 20.80' |
| L39 | N89°55'09"E | 9.81' |
| L40 | N00°04'53"W | 197.11' |
| L41 | S89°55'09"W | 300.30' |
| L42 | S00°11'47"E | 25.13' |
| L43 | N00°11'47"W | 25.13' |
| L44 | S89°55'09"W | 137.57' |

0 50 100
SCALE: 1" = 100'
NORTH


**F SQUARED, LLC**
280 WEST MAPLE, SUITE 230
BIRMINGHAM, MI 48003


**SHEET 1 OF 2**
JANUARY 9, 2023
2022-638


PEA GROUP
t: 844.813.2949
www.peagroup.com

*APPROVED*

AS NOTED:
CITY OF TROY LAND SURVEYOR

DATE: 01/27/2023

# Stormwater Management Operations and Maintenance Agreement

This Agreement is made on _____, 2025, by and between the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084 and F SQUARED LLC, whose address is 280 W. MAPLE -230, ~~Troy~~, MI BHAM, _____ (hereinafter "Owner"). City of Troy and Owner agree as follows:

**Article I. The Subject Property.**

1.1 Owner owns the property located at and commonly known as 295 KITTS (TOWN FLATS), Troy, MI _____ (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth at ***Exhibit A***.

**Article II. The Stormwater System.**

2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth at ***Exhibit B***.

2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.

2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

**Article III. The Stormwater O&M Plan.**

3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the

Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth at ***Exhibit C*** to this Agreement.

3.2 The Stormwater O&M plan is subject to approval by the City of Troy.

3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity

3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.

3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.

3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.

3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

**Article IV. <u>Access and Enforcement</u>.**

4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.

4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.

4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.

4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.

4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.

4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

**Article V. Term and Covenants.**

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

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

**Article VI. The Memorandum.**

6.1 The Owner shall record with the Oakland County Register of Deeds a Memorandum of Stormwater Management Operations and Maintenance Agreement which serves as notice of this Agreement in a title search, the template for which is set forth at ***Exhibit D*** to this Agreement.

**Article VII. Claims and Authority.**

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

expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

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

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

OWNER

By: * Mike Parks

Its: Managing Member

STATE OF MICHIGAN )
)ss.
Oakland COUNTY )

The foregoing instrument was acknowledged before me on this 10th day of January, ~~2022~~ 2023 by Mike Parks, Managing Member of F Squared LLC

JEFFREY BUCK
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires April 6, 2028
Acting in the County of Oakland

Notary Public, Oakland County, Michigan
My Commission Expires 4/6/2028
Acting in Oakland County, Michigan

*[SIGNATURES AND ACKNOWLDEGMENTS ON NEXT PAGE]*

City of Troy,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

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

STATE OF MICHIGAN )
)ss.
OAKLAND COUNTY )

The foregoing instrument was acknowledged before me on this_____day of ___, 2025, by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

_____
*
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in_____County, Michigan

Prepared by:

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

# EXHIBIT "A"
LEGAL DESCRIPTION

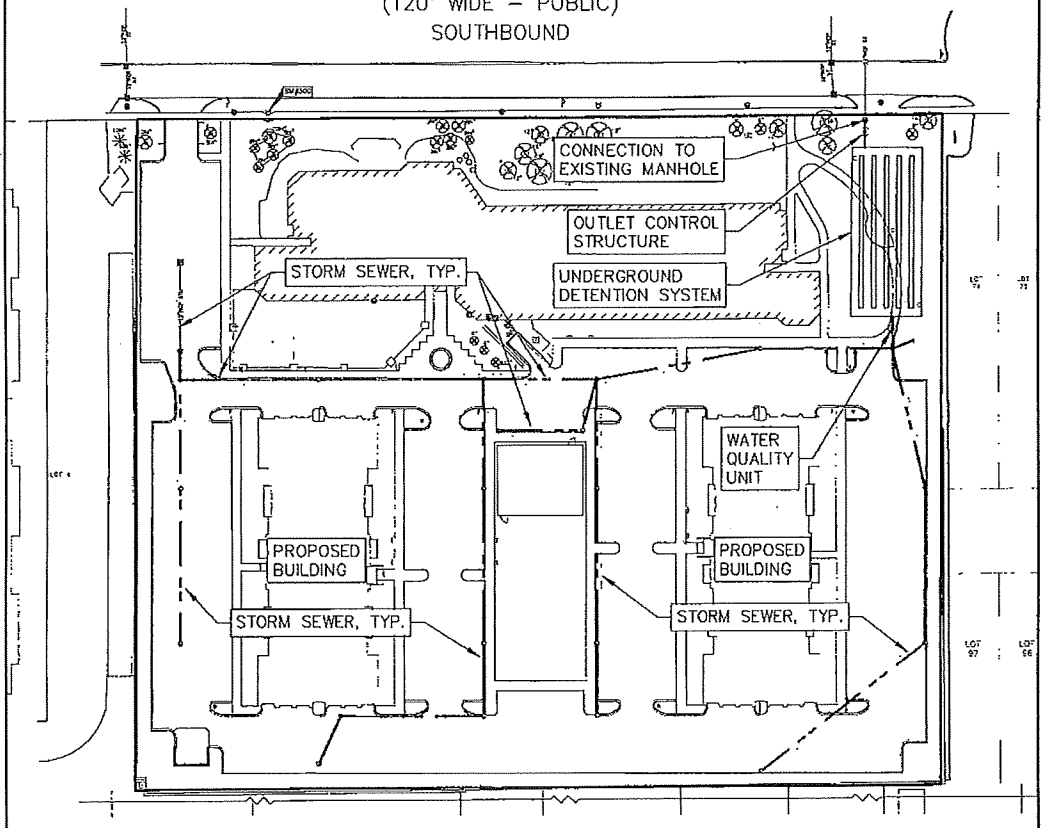
## LEGAL DESCRIPTION
(Per First American Title Insurance Company Commitment No. NCS-1129116-MICH, Commitment Date March 11, 2022)

Land in the City of Troy, Oakland County, MI, described as follows:

Part of the Northeast 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, more particularly described as East 8.12 feet of Lot 4, all of Lots 5 and 6, except North 35 feet of said Lots taken for Morse Avenue, (now Kirts Boulevard) also all of vacated Virgilia Avenue adjacent to Lots 5 and 6, Royal Ridge Little Farms, as recorded in Liber 21 of Plats, Page 17, Oakland County Records.

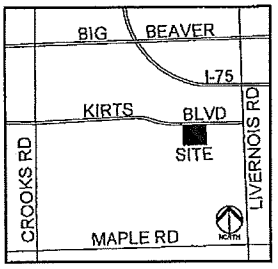
# EXHIBIT "B"

## KIRTS BLVD
(120' WIDE – PUBLIC)
SOUTHBOUND




PHYSICAL LIMITS OF STORMWATER MAINTENANCE RESPONSIBILITY

LIMITS OF MAINTENANCE FOR STORMWATER MANAGEMENT SYSTEM




LOCATION MAP – NOT TO SCALE

NORTH

0 50 100

SCALE: 1" = 100'

MF FOCUS TROY, LLC
BIRMINGHAM, MI 48084

SHEET 1 OF 2
JANUARY 5, 2023
2022-0638

PEA GROUP
t: 844.813.2949
www.peagroup.com

# EXHIBIT "C"

STORM WATER MANAGEMENT SYSTEM LONG-TERM MAINTENANCE PLAN

| MAINTENANCE ACTIVITIES | Catch Basins, Inlets & Storm Sewers | Swales | Water Quality Unit | Underground Detention | Outlet Control Structures | Pavement Areas | FREQUENCY |
|---|---|---|---|---|---|---|---|
| MONITORING/INSPECTION | | | | | | | |
| Inspect for sediment accumulation/clogging of stone filter | X | X | X | X | X | | Annually |
| Inspect for erosion and integrity of banks and berms | | X | | | | | Annually and after major events |
| Inspect for floatables, dead vegetation and debris | X | X | X | X | X | | Annually and after major events |
| Inspect all components during wet weather and compare to as-built plans | X | X | X | X | X | X | Annually |
| Monitor plantings/vegetation | | X | | | | | 2 times a year |
| Ensure means of access for maintenance remain clear/open | X | X | X | X | X | | Annually |
| PREVENTIVE MAINTENANCE | | | | | | | |
| Mowing | | X | | | X | | Up to 2 times/year* |
| Remove accumulated sediment | X | X | X | X | X | | As needed |
| Remove floatables, dead vegetation and debris | X | X | X | X | X | | As needed |
| Replace or wash/reuse stone riser debris | | | | | X | | Every 3 years; more frequently if needed*** |
| Re-apply / replace mulch layer | | | | | | | Reapply every 6 months; replace every 2 years |
| Replace subsurface components(soil, underdrain systems, etc.) | | | | | | | Every 5 years or as needed*** |
| Remove invasive plant species | | X | | | | | Annually |
| Sweeping of pavement surfaces (streets and parking areas) | | | | | | X | As needed |
| REMEDIAL ACTIONS | | | | | | | |
| Repair/stabilize areas of erosion | | X | | | | | As needed |
| Replace dead plantings, bushes, trees | | X | | | | | As needed |
| Reseed bare areas | | X | | | | | As needed |
| Structural repairs or replacement in kind | X | | X | X | X | X | As needed |
| Make adjustments/repairs to ensure proper functioning | X | X | X | X | X | X | As needed |
| Oil and gasoline spills | | | | | | X | Immediately |

* NOT TO EXCEED THE LENGTH ALLOWED BY CITY ORDINANCE.
*** REPLACE STONE IF IT CAN NOT BE ADEQUATELY CLEANED.

PROPERTY INFORMATION:

295 Kirts Boulevard
City of Troy, Oakland County, MI

MF FOCUS TROY, LLC
BIRMINGHAM, MI 48084

SHEET 2 OF 2
JANUARY 5, 2023
2022-0638

PEA GROUP
t: 844.813.2949
www.peagroup.com

**EXHIBIT D:**

**Memorandum of Stormwater Management Operations and Maintenance Agreement**

This "Owner" F Squared, LLC and the "City of Troy" have entered into a Stormwater Management Operations and Maintenance Agreement dated,_____for real property located in the State of Michigan, County of Oakland, City of Troy further described as follows:

Part of the Northeast 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, more particularly described as East 8.12 feet of Lot 4, all of Lots 5 and 6, except North 35 feet of said Lots taken for Morse Avenue, (now Kirts Boulevard) also all of vacated Virgilia Avenue adjacent to Lots 5 and 6, Royal Ridge Little Farms, as recorded in Liber 21 of Plats, Page 17, Oakland County Records.

Commonly known as: 295 Kirts Boulevard, Troy, Michigan

Parcel ID(s): 20-28-252-016

The Stormwater Management Operations and Maintenance Agreement provides for a stormwater management operation and maintenance plan for a stormwater system located on the real property. It authorizes easements for the local community to take enforcement action if the Agreement is breached. This agreement runs with the land, binds all current and future owners of the real property and serves the real property in perpetuity.

F Squared, LLC, a Michigan Limited Liability Company

_____

Mike Parks

Managing Member

STATE OF MICHIGAN )

) ss.

COUNTY OF_____ )

The foregoing instrument was acknowledged before me this 3 day of FEB, 2023, by MIKE DALKS, _____ of F EQUALED LLC, a Michigan Limited Liability Company.

Drafted by:

PEA Group
1849 Pond Run
Auburn Hills, Michigan 48326

EDMUND YEE
Notary Public, OAKLAND County, Michigan
Acting in _____ County, Michigan
My Commission expires: 19-AUG-2029

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.7.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob 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 a Permanent Easement, Sultan Homes, Inc., Sidwell #88-20-24-301-001

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## History

As part of the development of a vacant parcel located on private Cecil Drive in the southwest 1/4 of Section 24, on the west side of John R Road, south of Niagara, the City of Troy received a permanent easement for sidewalks and pathways from Sultan Homes, Inc., the owner and builder of a single family residence, zoned R-1D.The property is identified by Sidwell #88-20-24-301-001.

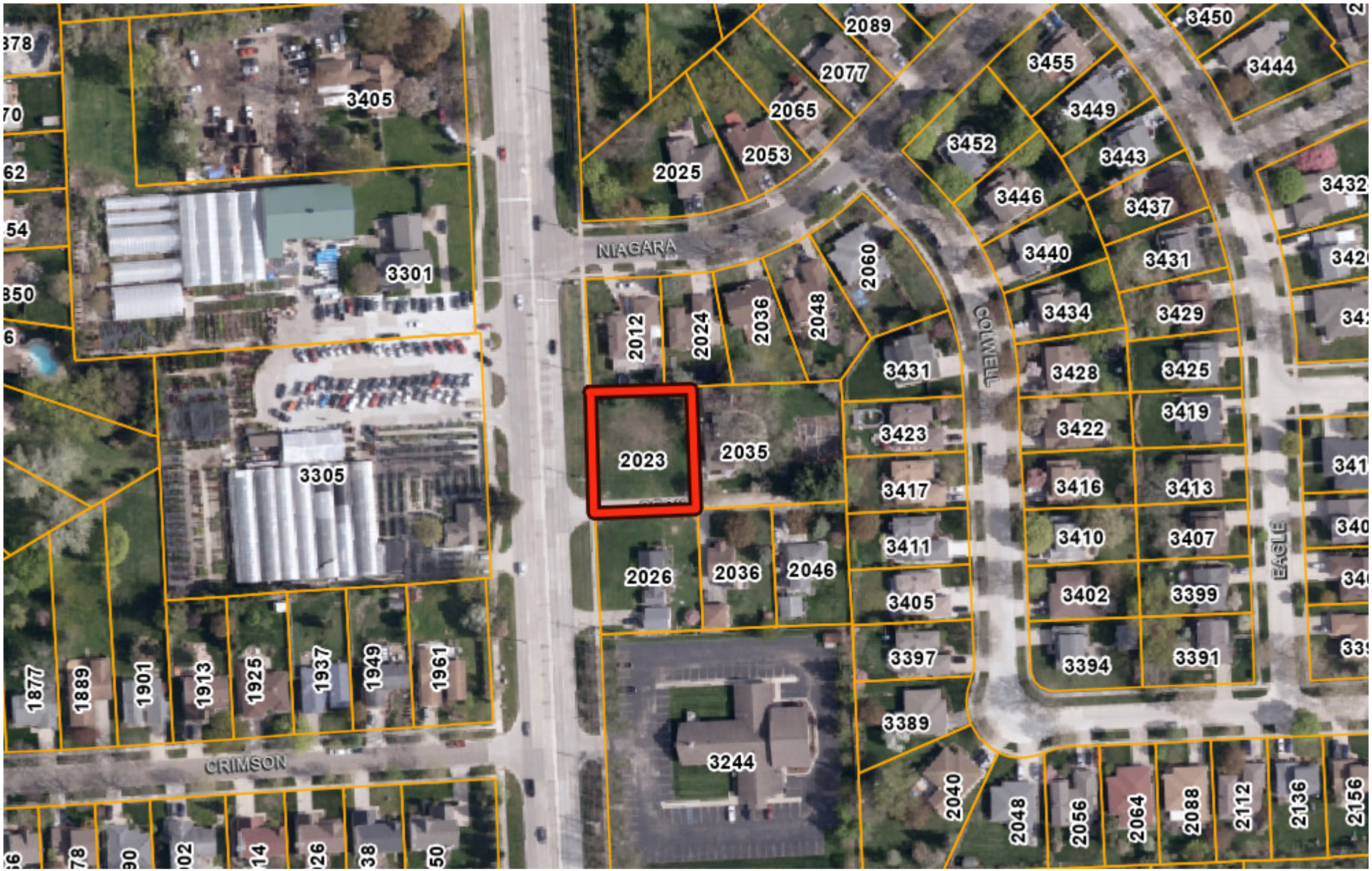
## Financial

The consideration amount on the document is $1.00.

## Recommendation

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

# GIS Online




0 200 400 ft

Print Date: 11/11/2025

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

**PERMANENT EASEMENT**
**FOR SIDEWALKS and PATHWAYS**

Sidwell #88-20-24-301-001 (pt)

**Sultan Homes, Inc.,** a Michigan corporation, Grantor, whose address is 3270 W. Big Beaver, Suite 435, Troy, MI 48084, 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, remove and/or replace **sidewalks and pathways**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The West 5 feet of the following described property:

The south 130 feet of the North 914 feet of the West 169.50 feet of the North ½ of the Southwest ¼ of Section24, Town 2 North, Range 11 East, except the West 60 feet thereof taken for John R Road.

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

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

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

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

Sultan Homes, Inc., a Michigan corporation

By _____ (L.S.)
Mohamed Sultan
Its: President

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Mohamed Sultan, President of Sultan Homes, Inc., a Michigan corporation, on behalf of the corporation.

L FIGOL
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires March 02, 2031
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

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.8.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa A. Figol, Sr. Right-of-Way Representative

**Subject:** Request for Acceptance of Four Permanent Easements, Mondrian Properties Surrey, LLC, Sidwell #88-20-13-228-022, -023 and -024

---

## History

Mondrian Properties Surrey, LLC has proposed the Rookery of Troy, a mixed-use development comprising 23 residential units and 7,000 +/- square feet of retail space. The site is located on the west side of Dequindre, south of Long Lake and is currently zoned NN (Neighborhood Node “J”) District. Planning Commission granted preliminary site plan approval at their July 9, 2024 meeting.

As part of the project, the City of Troy received four permanent easements for public service and franchise utilities, ingress and egress for emergency services, sanitary sewers, and water mains from Mondrian Properties Surrey, LLC, owner of the properties having Sidwell #88-20-13-228-022, #88-20-13-228-023 and #88-20-13-228-024.

## 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.

# GIS Online




Legend

Tax Parcels

Tax Parcel

0 350 700 ft

Print Date: 8/13/2025

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

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

Sidwell #88-20-13-228-023, & -024 (pt of)

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

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

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

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

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

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

MONDRIAN PROPERTIES SURREY, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13th day of August, 2025, by Joseph Maniaci, Member of Mondrian Properties Surrey, LLC, a Michigan limited liability company, on behalf of the company.

ALEXIS SPARKS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 11, 2031
Acting in the County of Oakland

*_____

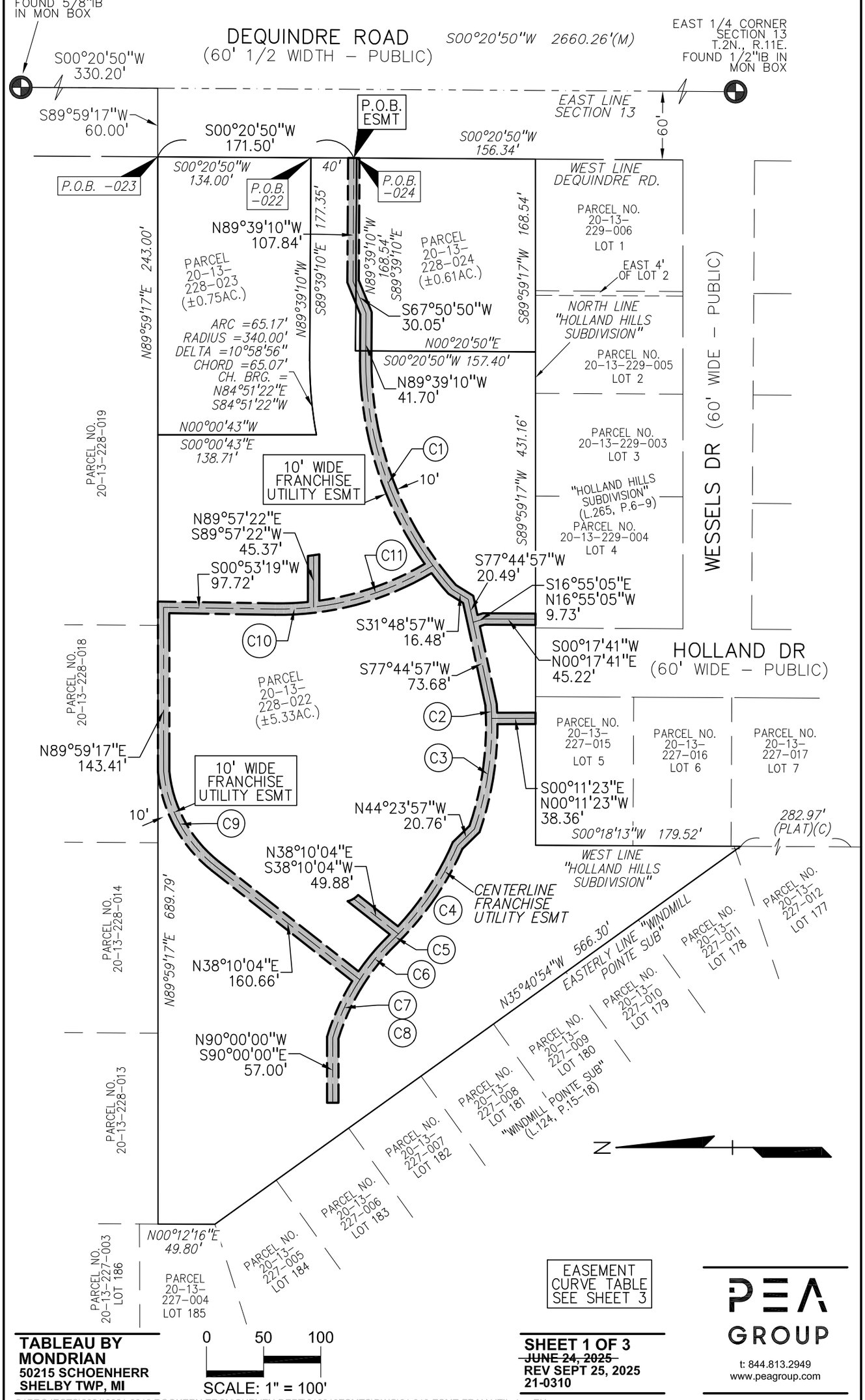
Notary Public, Macomb County, Michigan
My Commission Expires Jan 11, 2031
Acting in Oakland County, Michigan

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

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

EXHIBIT A (page 1 of 4)

# SKETCH OF 10' WIDE FRANCHISE UTILITY EASEMENT




EASEMENT CURVE TABLE SEE SHEET 3

**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

**SHEET 1 OF 3**
~~JUNE 24, 2025~~
**REV SEPT 25, 2025**
**21-0310**

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0310 ROOKERY-TROY\SURVEY-DEPT\210310ESMTS\DWG\21-310-ESMT-FRAN UTIL.dwg EH

# LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-022

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 134.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 40.00 feet;
thence N89°39'10"W, 168.54 feet;
thence S00°20'50"W, 157.40 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6-9, Oakland County Records;
thence along said north line, S89°59'17"W, 431.16 feet to the west line of said subdivision;
thence along said west line, S00°18'13"W, 179.52 feet to the easterly line of "Windmill Pointe Sub", as recorded in Liber 124, Page 15-18, Oakland County Records;
thence along said easterly line, N35°40'54"W, 566.30 feet and N00°12'16"E, 49.80 feet;
thence N89°59'17"E, 689.79 feet;
thence S00°00'43"E, 138.71 feet;
thence 65.17 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N84°51'22"E, 65.07 feet;
thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 5.33 acres of land, more or less.

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-023

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width) and the POINT OF BEGINNING;
thence along said west line, S00°20'50"W, 134.00 feet;
thence N89°39'10"W, 177.35 feet;
thence 65.17 feet along an arc of a curve to the left, having a radius of 340.00 feet and a chord that bears S84°51'22"W, 65.07 feet;
thence N00°00'43"W, 138.71 feet;
thence N89°59'17"E, 243.00 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 0.75 acres of land, more or less.

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-024

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 174.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 156.34 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6-9, Oakland County Records;
thence along said north line, S89°59'17"W, 168.54 feet;
thence N00°20'50"E, 157.40 feet;
thence S89°39'10"E, 168.54 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 0.61 acres of land, more or less.

# LEGAL DESCRIPTIONS

## LEGAL DESCRIPTION (PER PEA GROUP)

10' WIDE FRANCHISE UTILITY EASEMENT

A 10 foot wide franchise utility easement over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet; thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 171.50 feet to the POINT OF BEGINNING;
thence N89°39'10"W, 107.84 feet;
thence S67°50'50"W, 30.05 feet;
thence N89°39'10"W, 41.70 feet;
thence C1) 218.25 feet along an arc of a curve to the left, having a radius of 302.16 feet and a chord that bears S69°15'34"W, 213.54 feet;
thence S31°48'57"W, 16.48 feet;
thence S77°44'57"W, 20.49 feet;
thence S16°55'05"E, 9.73 feet;
thence S00°17'41"W, 45.22 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6–9, Oakland County Records;
thence N00°17'41"E, 45.22 feet;
thence N16°55'05"W, 9.73 feet;
thence S77°44'57"W, 73.68 feet;
thence C2) 12.09 feet along an arc of a curve to the right, having a radius of 277.00 feet and a chord that bears S87°24'28"W, 12.09 feet;
thence S00°11'23"E, 38.36 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6–9, Oakland County Records;
thence N00°11'23"W, 38.36 feet;
thence C3) 98.20 feet along an arc of a curve to the right, having a radius of 277.00 feet and a chord that bears N81°11'09"W, 97.68 feet;
thence N44°23'57"W, 20.76 feet;
thence C4) 93.54 feet along an arc of a curve to the right, having a radius of 259.00 feet and a chord that bears N56°12'36"W, 93.04 feet;
thence N38°10'04"E, 49.88 feet;
thence S38°10'04"W, 49.88 feet;
thence C5) 7.62 feet along an arc of a curve to the right, having a radius of 259.00 feet and a chord that bears N45°01'11"W, 7.62 feet;
thence C6) 44.87 feet along an arc of a curve to the left, having a radius of 201.00 feet and a chord that bears N50°34'17"W, 44.77 feet;
thence C7) continuing 56.03 feet along an arc of a curve to the left, having a radius of 201.00 feet and a chord that bears N64°57'09"W, 55.85 feet;
thence N90°00'00"W, 57.00 feet;
thence S90°00'00"E, 57.00 feet;
thence C8) 56.03 feet along an arc of a curve to the right, having a radius of 201.00 feet and a chord that bears S64°57'09"E, 55.85 feet;
thence N38°10'04"E, 160.66 feet;
thence C9) 96.98 feet along an arc of a curve to the right, having a radius of 120.00 feet and a chord that bears N61°19'11"E, 94.36 feet;
thence N89°59'17"E, 143.41 feet;
thence S00°53'19"W, 97.72 feet;
thence C10) 33.60 feet along an arc of a curve to the left, having a radius of 255.00 feet and a chord that bears S02°53'10"E, 33.57 feet;
thence N89°57'22"E, 45.37 feet;
thence S89°57'22"W, 45.37 feet;
thence C11) 111.44 feet along an arc of a curve to the left, having a radius of 255.00 feet and a chord that bears S19°10'48"E, 110.55 feet to the POINT OF ENDING.

Curve Table

| Curve # | Length | Radius | Delta | CH. BRG. | Chord |
|---|---|---|---|---|---|
| C1 | 218.25' | 302.16' | 41°23'07" | S69°15'34"W | 213.54' |
| C2 | 12.09' | 277.00' | 2°30'05" | S87°24'28"W | 12.09' |
| C3 | 98.20' | 277.00' | 20°18'41" | N81°11'09"W | 97.68' |
| C4 | 93.54' | 259.00' | 20°41'36" | N56°12'36"W | 93.04' |
| C5 | 7.62' | 259.00' | 1°41'12" | N45°01'11"W | 7.62' |
| C6 | 44.87' | 201.00' | 12°47'23" | N50°34'17"W | 44.77' |
| C7 | 56.03' | 201.00' | 15°58'21" | N64°57'09"W | 55.85' |
| C8 | 56.03' | 201.00' | 15°58'21" | S64°57'09"E | 55.85' |
| C9 | 96.98' | 120.00' | 46°18'15" | N61°19'11"E | 94.36' |
| C10 | 33.60' | 255.00' | 7°32'56" | S02°53'10"E | 33.57' |
| C11 | 111.44' | 255.00' | 25°02'20" | S19°10'48"E | 110.55' |

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI

0 50 100
SCALE: 1" = 100'

SHEET 3 OF 3
~~JUNE 24, 2025~~
REV SEPT 25, 2025
21-0310

PEA GROUP
t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2021\2021-0310 ROOKERY-TROY\SURVEY-DEPT\210310ESMTS\DWG\21-310-ESMT-FRAN UTIL.dwg EH

*APPROVED*

AS NOTED:
CITY OF TROY LAND SURVEYOR

DATE: 10/27/2025

**PERMANENT EASEMENT**
**FOR EMERGENCY INGRESS AND EGRESS**

Sidwell #88-20-13-228-022 & -024 (pt of)

**Mondrian Properties Surrey, LLC,** a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar ($1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee **the right to traverse over all roads by emergency and service vehicles, for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services, including refuse collection,** over the real property situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

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

MONDRIAN PROPERTIES SURREY, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13th day of August, 2025, by Joseph Maniaci, Member of Mondrian Properties Surrey, LLC, a Michigan limited liability company, on behalf of the company.

ALEXIS SPARKS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 11, 2031
Acting in the County of Oakland

*

Notary Public, Macomb County, Michigan
My Commission Expires Jan 11, 2031
Acting in Oakland County, Michigan

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

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

EXHIBIT A

# LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(PER PEA GROUP)

VARIABLE WIDTH ROADWAY EASEMENT

A variable width roadway easement over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet; thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 134.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 40.00 feet;
thence N89°39'10"W, 177.35 feet;
thence C1) 187.23 feet along an arc of a curve to the left, having a radius of 300.00 feet and a chord that bears S72°28'05"W, 184.21 feet to POINT "A";
thence C2) 354.45 feet along an arc of a curve to the right, having a radius of 250.00 feet and a chord that bears N84°47'38"W, 325.50 feet;
thence C3) 96.73 feet along an arc of a curve to the left, having a radius of 210.00 feet and a chord that bears N57°22'20"W, 95.88 feet;
thence C4) 30.34 feet along an arc of a curve to the left, having a radius of 27.00 feet and a chord that bears S44°00'25"W, 28.77 feet;
thence S11°49'05"W, 13.80 feet;
thence N78°10'55"W, 25.00 feet;
thence N11°49'05"E, 13.80 feet;
thence C5) 30.34 feet along an arc of a curve to the left, having a radius of 27.00 feet and a chord that bears N20°22'06"W, 28.76 feet;
thence C6) 17.31 feet along an arc of a curve to the left, having a radius of 210.00 feet and a chord that bears N88°09'22"W, 17.30 feet;
thence S89°28'58"W, 18.48 feet;
thence N00°31'02"W, 40.00 feet;
thence N89°28'58"E, 18.48 feet;
thence C7) 134.31 feet along an arc of a curve to the right, having a radius of 250.00 feet and a chord that bears S75°07'34"E, 132.70 feet;
thence C8) 27.22 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N79°12'59"E, 24.95 feet;
thence N38°10'04"E, 94.41 feet;
thence C9) 108.11 feet along an arc of a curve to the right, having a radius of 120.00 feet and a chord that bears N63°58'41"E, 104.49 feet;
thence N89°47'19"E, 116.15 feet;
thence C10) 95.40 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears S44°39'41"E, 85.66 feet;
thence S00°53'19"W, 38.44 feet;
thence C11) 46.11 feet along an arc of a curve to the left, having a radius of 210.00 feet and a chord that bears S05°24'06"E, 46.02 feet;
thence C12) 33.99 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S62°56'37"E, 29.64 feet;
thence C13) 145.64 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N78°04'33"E, 144.53 feet;
thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.

EXCEPT, Commencing at the aforementioned Point "A"; thence N51°53'51"W, 42.07 feet to the POINT OF BEGINNING;
thence C14) 280.06 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears N83°56'47"W, 259.76 feet;
thence C15) 27.83 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears N03°47'12"W, 25.40 feet;
thence N38°10'04"E, 94.88 feet;
thence C16) 72.08 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N63°58'41"E, 69.66 feet;
thence N89°47'19"E, 116.15 feet;
thence C17) 31.80 feet along an arc of a curve to the right, having a radius of 20.00 feet and a chord that bears S44°39'41"E, 28.55 feet;
thence S00°53'19"W, 38.44 feet;
thence C18) 79.00 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S08°09'50"E, 78.67 feet;
thence C19) 24.89 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears S20°18'58"W, 23.15 feet to the POINT OF BEGINNING.

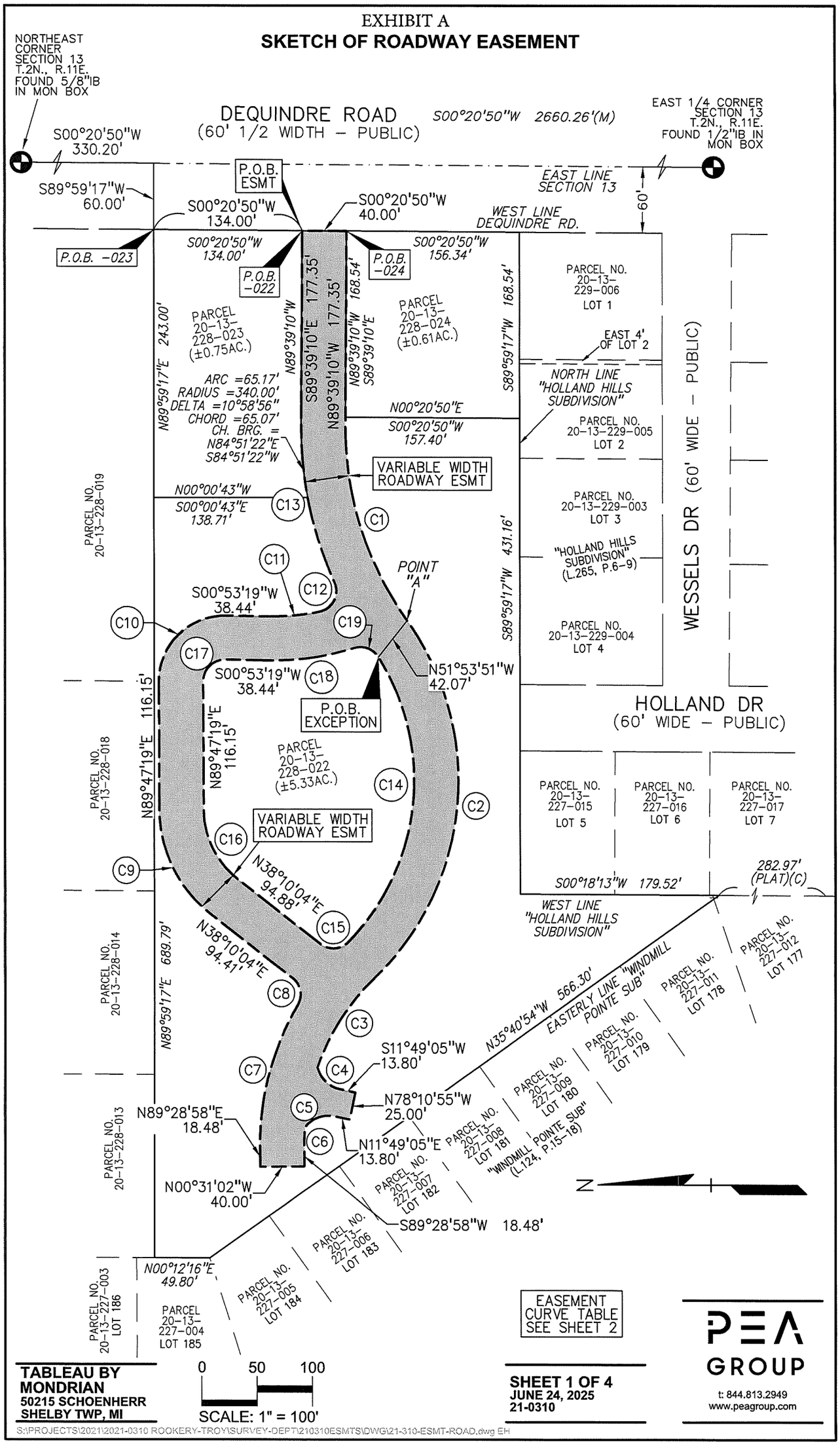

PEA GROUP
t: 844.813.2949
www.peagroup.com


**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

0 50 100
SCALE: 1" = 100'

**SHEET 4 OF 4**
**JUNE 24, 2025**
**21-0310**

S:\PROJECTS\2021\2021-0310 ROOKERY-TROY\SURVEY-DEPT\210310ESMTS\DWG\21-310-ESMT-ROAD.dwg EH


EXHIBIT A
SKETCH OF ROADWAY EASEMENT
NORTHEAST CORNER SECTION 13 T.2N., R.11E. FOUND 5/8"IB IN MON BOX
DEQUINDRE ROAD
(60' 1/2 WIDTH – PUBLIC)
S00°20'50"W 2660.26'(M)
EAST 1/4 CORNER SECTION 13 T.2N., R.11E. FOUND 1/2"IB IN MON BOX
S00°20'50"W 330.20'
S89°59'17"W 60.00'
P.O.B. ESMT
S00°20'50"W 134.00'
S00°20'50"W 40.00'
EAST LINE SECTION 13
WEST LINE DEQUINDRE RD.
60'
P.O.B. -023
P.O.B. -022
P.O.B. -024
S00°20'50"W 134.00'
S00°20'50"W 156.34'
N89°59'17"E 243.00'
N89°39'10"W 177.35'
S89°39'10"E 177.35'
N89°39'10"W 168.54'
S89°39'10"E
S89°59'17"W 168.54'
PARCEL 20-13-228-023 (±0.75AC.)
PARCEL 20-13-228-024 (±0.61AC.)
PARCEL NO. 20-13-229-006 LOT 1
EAST 4' OF LOT 2
NORTH LINE "HOLLAND HILLS SUBDIVISION"
ARC =65.17'
RADIUS =340.00'
DELTA =10°58'56"
CHORD =65.07'
CH. BRG. =
N84°51'22"E
S84°51'22"W
N00°20'50"E
S00°20'50"W 157.40'
PARCEL NO. 20-13-229-005 LOT 2
VARIABLE WIDTH ROADWAY ESMT
N00°00'43"W
S00°00'43"E 138.71'
C13
C1
PARCEL NO. 20-13-228-019
PARCEL NO. 20-13-229-003 LOT 3
"HOLLAND HILLS SUBDIVISION" (L.265, P.6-9)
S89°59'17"W 431.16'
WESSELS DR (60' WIDE – PUBLIC)
C11
C12
POINT "A"
S00°53'19"W 38.44'
C10
C19
PARCEL NO. 20-13-229-004 LOT 4
C17
S00°53'19"W 38.44'
C18
N51°53'51"W 42.07'
P.O.B. EXCEPTION
HOLLAND DR
(60' WIDE – PUBLIC)
N89°47'19"E 116.15'
PARCEL NO. 20-13-228-018
PARCEL 20-13-228-022 (±5.33AC.)
C14
C2
PARCEL NO. 20-13-227-015 LOT 5
PARCEL NO. 20-13-227-016 LOT 6
PARCEL NO. 20-13-227-017 LOT 7
VARIABLE WIDTH ROADWAY ESMT
C16
C9
N38°10'04"E 94.88'
282.97' (PLAT)(C)
S00°18'13"W 179.52'
WEST LINE "HOLLAND HILLS SUBDIVISION"
C15
N38°10'04"E 94.41'
N89°59'17"E 689.79'
PARCEL NO. 20-13-228-014
C8
C3
EASTERLY LINE "WINDMILL POINTE SUB"
N35°40'54"W 566.30'
PARCEL NO. 20-13-227-012 LOT 177
PARCEL NO. 20-13-227-011 LOT 178
PARCEL NO. 20-13-227-010 LOT 179
S11°49'05"W 13.80'
C7
C4
N78°10'55"W 25.00'
C5
N89°28'58"E 18.48'
PARCEL NO. 20-13-227-009 LOT 180
PARCEL NO. 20-13-227-008 LOT 181 "WINDMILL POINTE SUB" (L.124, P.15-18)
N11°49'05"E 13.80'
C6
PARCEL NO. 20-13-227-007 LOT 182
PARCEL NO. 20-13-228-013
N00°31'02"W 40.00'
S89°28'58"W 18.48'
PARCEL NO. 20-13-227-006 LOT 183
N00°12'16"E 49.80'
PARCEL NO. 20-13-227-005 LOT 184
PARCEL NO. 20-13-227-003 LOT 186
PARCEL 20-13-227-004 LOT 185
N
EASEMENT CURVE TABLE SEE SHEET 2
TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI
0 50 100
SCALE: 1" = 100'
SHEET 1 OF 4
JUNE 24, 2025
21-0310
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# ROADWAY EASEMENT - CURVE TABLE

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | CH. BRG. | Chord |
| C1 | 187.23' | 300.00' | 35°45'29" | S72°28'05"W | 184.21' |
| C2 | 354.45' | 250.00' | 81°14'04" | N84°47'38"W | 325.50' |
| C3 | 96.73' | 210.00' | 26°23'29" | N57°22'20"W | 95.88' |
| C4 | 30.34' | 27.00' | 64°22'40" | S44°00'25"W | 28.77' |
| C5 | 30.34' | 27.00' | 64°22'23" | N20°22'06"W | 28.76' |
| C6 | 17.31' | 210.00' | 4°43'19" | N88°09'22"W | 17.30' |
| C7 | 134.31' | 250.00' | 30°46'55" | S75°07'34"E | 132.70' |
| C8 | 27.22' | 19.00' | 82°05'49" | N79°12'59"E | 24.95' |
| C9 | 108.11' | 120.00' | 51°37'15" | N63°58'41"E | 104.49' |
| C10 | 95.40' | 60.00' | 91°06'00" | S44°39'41"E | 85.66' |
| C11 | 46.11' | 210.00' | 12°34'50" | S05°24'06"E | 46.02' |
| C12 | 33.99' | 19.00' | 102°30'13" | S62°56'37"E | 29.64' |
| C13 | 145.64' | 340.00' | 24°32'34" | N78°04'33"E | 144.53' |
| C14 | 280.06' | 210.00' | 76°24'39" | N83°56'47"W | 259.76' |
| C15 | 27.83' | 19.00' | 83°54'31" | N03°47'12"W | 25.40' |
| C16 | 72.08' | 80.00' | 51°37'15" | N63°58'41"E | 69.66' |
| C17 | 31.80' | 20.00' | 91°06'00" | S44°39'41"E | 28.55' |
| C18 | 79.00' | 250.00' | 18°06'17" | S08°09'50"E | 78.67' |
| C19 | 24.89' | 19.00' | 75°03'52" | S20°18'58"W | 23.15' |

**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

0 50 100
SCALE: 1" = 100'

**SHEET 2 OF 4**
**JUNE 24, 2025**
**21-0310**

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**PERMANENT EASEMENT**
**FOR SANITARY SEWERS**

Sidwell #88-20-13-228-022, -023, & -024 (pt of)

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

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

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

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

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

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

MONDRIAN PROPERTIES SURREY, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13th day of August, 2025, by Joseph Maniaci, Member of Mondrian Properties Surrey, LLC, a Michigan limited liability company, on behalf of the company.

ALEXIS SPARKS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 11, 2031
Acting in the County of Oakland

*_____

Notary Public, Macomb County, Michigan
My Commission Expires Jan 11, 2031
Acting in Oakland County, Michigan

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

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

EXHIBIT A (1 of 2)

## LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(PER PEA GROUP)

20'WIDE SANITARY SEWER EASEMENT

A 20' wide sanitary sewer easement over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet; thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 174.00 feet; thence N89°39'10"W, 168.54 feet; thence S00°20'50"W, 18.48 feet to the POINT OF BEGINNING;
thence S36°17'28"E, 15.68 feet;
thence N36°17'28"W, 15.68 feet;
thence continuing N36°17'28"W, 97.81 feet;
thence S61°06'01"W, 147.76 feet;
thence N08°48'36"W, 96.65 feet;
thence S08°48'36"E, 96.65 feet;
thence S66°15'35"W, 130.15 feet;
thence S00°11'23"E, 94.01 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6–9, Oakland County Records;
thence N00°11'23"W, 94.01 feet;
thence N82°02'40"W, 103.83 feet;
thence N53°14'08"W, 192.68 feet;
thence N82°42'47"W, 101.05 feet to the POINT OF ENDING.

**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

0 50 100
SCALE: 1" = 100'

**SHEET 3 OF 3**
**JUNE 24, 2025**
**21-0310**

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EXHIBIT A (2 of 2)

# SKETCH OF 20' WIDE SANITARY SEWER EASEMENT

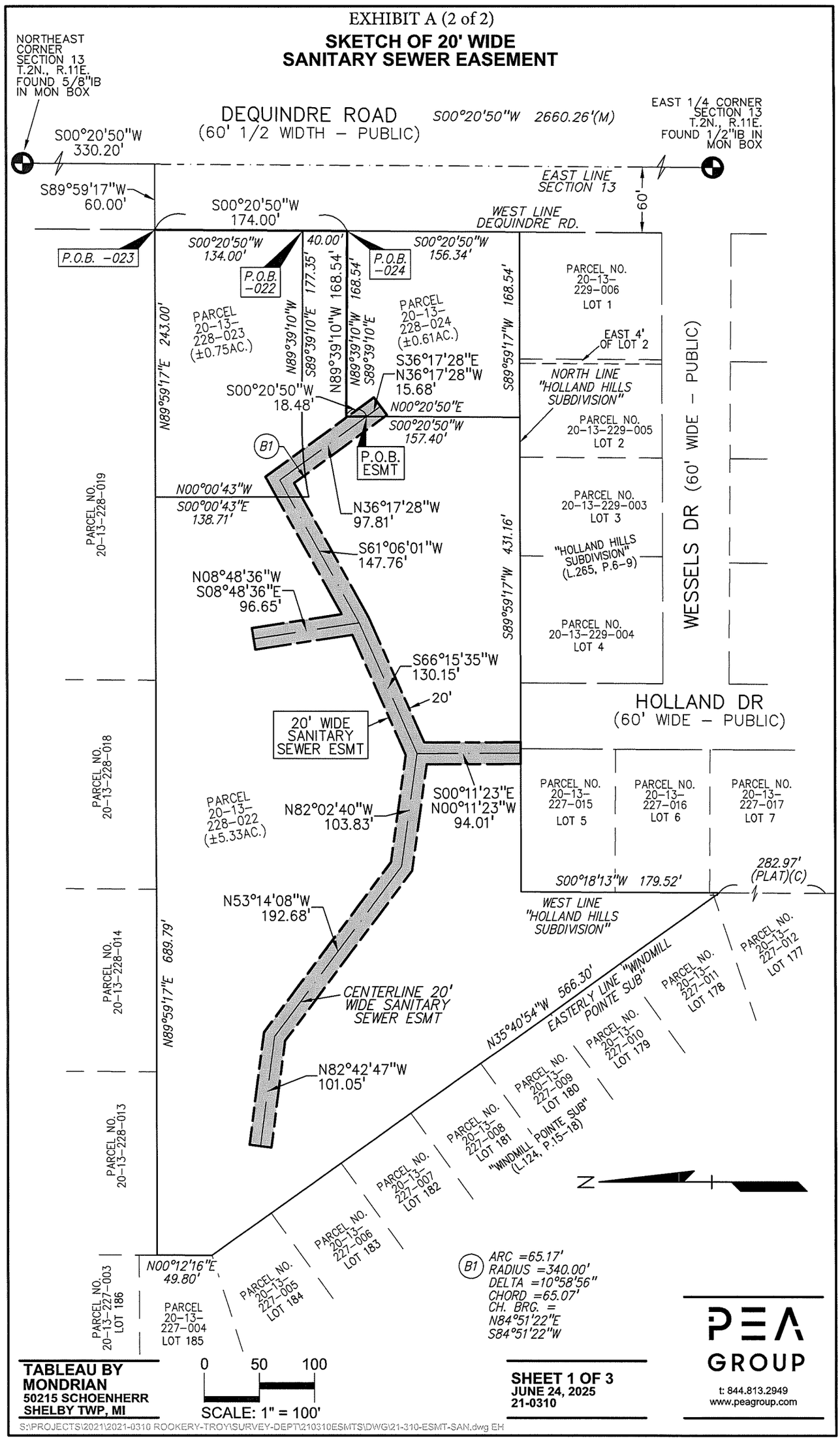



**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

**SHEET 1 OF 3**
**JUNE 24, 2025**
**21-0310**

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**PERMANENT EASEMENT**
**FOR WATERMAINS**

Sidwell #88-20-13-228-022 & -024 (pt of)

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

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

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

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

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

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

MONDRIAN PROPERTIES SURREY, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN )
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 13th day of August, 2025, by Joseph Maniaci, Member of Mondrian Properties Surrey, LLC, a Michigan limited liability company, on behalf of the company.

ALEXIS SPARKS
Notary Public - State of Michigan
County of Macomb
My Commission Expires Jan 11, 2031
Acting in the County of Oakland

*_____
Notary Public, Macomb County, Michigan
My Commission Expires Jan 11, 2031
Acting in Oakland County, Michigan

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

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

EXHIBIT A (1of4)

# SKETCH OF 20'WIDE WATER MAIN EASEMENT

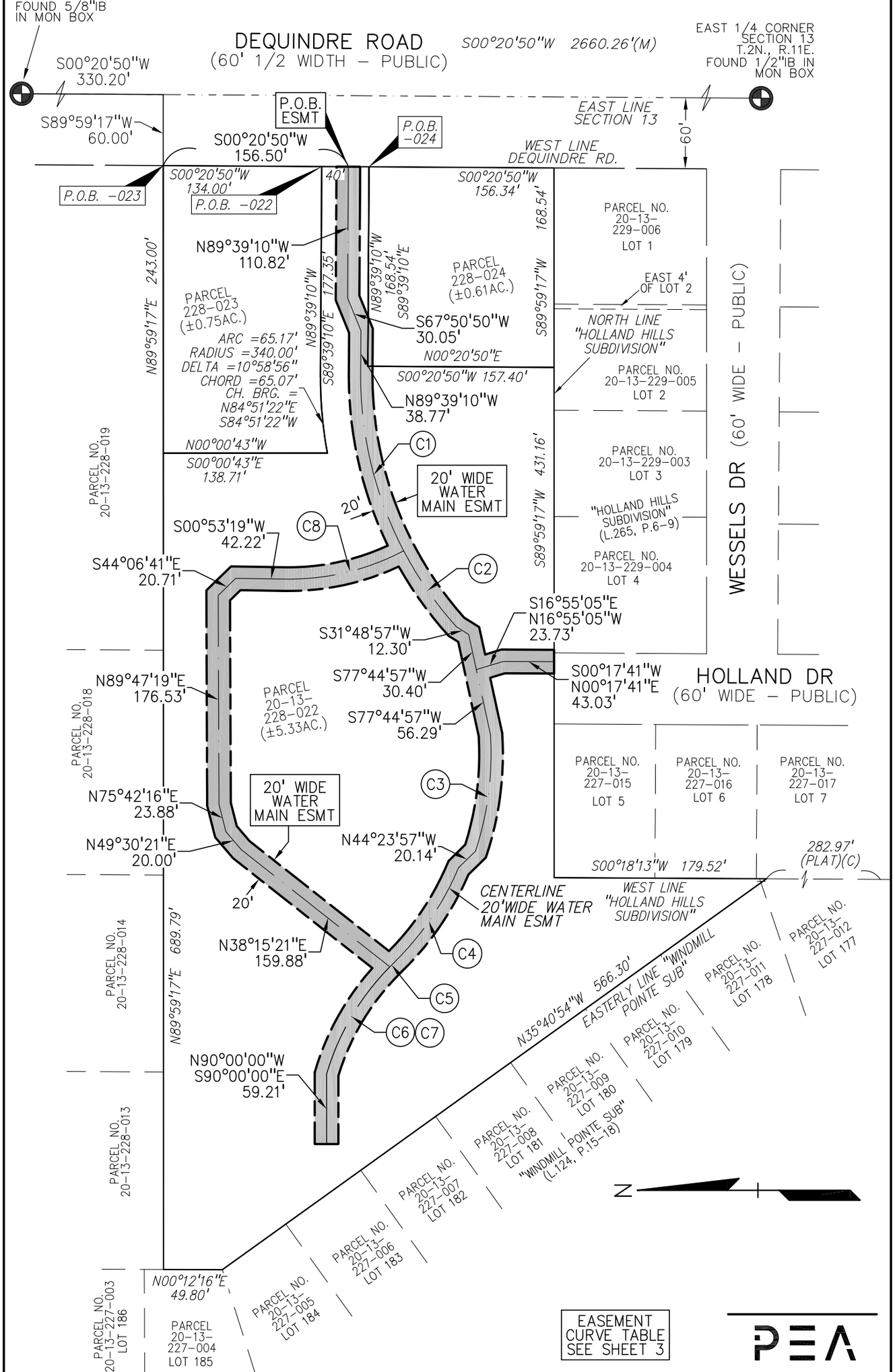



**TABLEAU BY MONDRIAN**
**50215 SCHOENHERR**
**SHELBY TWP, MI**

**SHEET 1 OF 3**
~~**JUNE 24, 2025**~~
**REV. AUG 14, 2025**
**21-0310**

PEA GROUP
t: 844.813.2949
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# LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-022

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 134.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 40.00 feet;
thence N89°39'10"W, 168.54 feet;
thence S00°20'50"W, 157.40 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6-9, Oakland County Records;
thence along said north line, S89°59'17"W, 431.16 feet to the west line of said subdivision;
thence along said west line, S00°18'13"W, 179.52 feet to the easterly line of "Windmill Pointe Sub", as recorded in Liber 124, Page 15-18, Oakland County Records;
thence along said easterly line, N35°40'54"W, 566.30 feet and N00°12'16"E, 49.80 feet;
thence N89°59'17"E, 689.79 feet;
thence S00°00'43"E, 138.71 feet;
thence 65.17 feet along an arc of a curve to the right, having a radius of 340.00 feet and a chord that bears N84°51'22"E, 65.07 feet;
thence S89°39'10"E, 177.35 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 5.33 acres of land, more or less.

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-023

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width) and the POINT OF BEGINNING;
thence along said west line, S00°20'50"W, 134.00 feet;
thence N89°39'10"W, 177.35 feet;
thence 65.17 feet along an arc of a curve to the left, having a radius of 340.00 feet and a chord that bears S84°51'22"W, 65.07 feet;
thence N00°00'43"W, 138.71 feet;
thence N89°59'17"E, 243.00 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 0.75 acres of land, more or less.

LEGAL DESCRIPTION
(PER PEA GROUP)

PARCEL NO. 20-13-228-024

A parcel of land over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet;
thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 174.00 feet to the POINT OF BEGINNING;
thence continuing along said west line, S00°20'50"W, 156.34 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6-9, Oakland County Records;
thence along said north line, S89°59'17"W, 168.54 feet;
thence N00°20'50"E, 157.40 feet;
thence S89°39'10"E, 168.54 feet to the aforementioned west line of Dequindre Road and the POINT OF BEGINNING.
Containing 0.61 acres of land, more or less.

# LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(PER PEA GROUP)

20' WIDE WATER MAIN EASEMENT

A 20 foot wide water main easement over part of the northeast 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the northeast corner of said Section 13; thence along the east line of said section, S00°20'50"W, 330.20 feet; thence S89°59'17"W, 60.00 feet to the west line of Dequindre Road (60' 1/2 width); thence along said west line, S00°20'50"W, 156.50 feet to the POINT OF BEGINNING;
thence N89°39'10"W, 110.82 feet;
thence S67°50'50"W, 30.05 feet;
thence N89°39'10"W, 38.77 feet;
thence C1) 153.09 feet along an arc of a curve to the left, having a radius of 317.16 feet and a chord that bears S76°08'00"W, 151.61 feet;
thence continuing C2) 78.28 feet along an arc of a curve to the left, having a radius of 317.16 feet and a chord that bears S55°14'03"W, 78.08 feet;
thence S31°48'57"W, 12.30 feet;
thence S77°44'57"W, 30.40 feet;
thence S16°55'05"E, 23.73 feet;
thence S00°17'41"W, 43.03 feet to the north line of "Holland Hills Subdivision", as recorded in Liber 265, Page 6–9, Oakland County Records;
thence N00°17'41"E, 43.03 feet;
thence N16°55'05"W, 23.73 feet;
thence S77°44'57"W, 56.29 feet;
thence C3) 99.73 feet along an arc of a curve to the right, having a radius of 262.00 feet and a chord that bears N82°42'03"W, 99.12 feet;
thence N44°23'57"W, 20.14 feet;
thence C4) 98.20 feet along an arc of a curve to the right, having a radius of 244.00 feet and a chord that bears N55°42'23"W, 97.54 feet;
thence C5) 4.45 feet along an arc of a curve to the left, having a radius of 216.00 feet and a chord that bears N44°46'01"W, 4.45 feet;
thence continuing C6) 106.27 feet along an arc of a curve to the left, having a radius of 216.00 feet and a chord that bears N59°27'06"W, 105.20 feet;
thence N90°00'00"W, 59.21 feet;
thence S90°00'00"E, 59.21 feet;
thence C7) 106.27 feet along an arc of a curve to the right, having a radius of 216.00 feet and a chord that bears S59°27'06"E, 105.20 feet;
thence N38°15'21"E, 159.88 feet;
thence N49°30'21"E, 20.00 feet;
thence N75°42'16"E, 23.88 feet;
thence N89°47'19"E, 176.53 feet;
thence S44°06'41"E, 20.71 feet;
thence S00°53'19"W, 42.22 feet;
thence C8) 103.61 feet along an arc of a curve to the left, having a radius of 207.00 feet and a chord that bears S13°27'02"E, 102.53 feet to a POINT OF ENDING.

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | CH. BRG. | Chord |
| C1 | 153.09' | 317.16' | 27°39'23" | S76°08'00"W | 151.61' |
| C2 | 78.28' | 317.16' | 14°08'31" | S55°14'03"W | 78.08' |
| C3 | 99.73' | 262.00' | 21°48'31" | N82°42'03"W | 99.12' |
| C4 | 98.20' | 244.00' | 23°03'36" | N55°42'23"W | 97.54' |
| C5 | 4.45' | 216.00' | 1°10'51" | N44°46'01"W | 4.45' |
| C6 | 106.27' | 216.00' | 28°11'19" | N59°27'06"W | 105.20' |
| C7 | 106.27' | 216.00' | 28°11'19" | S59°27'06"E | 105.20' |
| C8 | 103.61' | 207.00' | 28°40'41" | S13°27'02"E | 102.53' |

TABLEAU BY MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI

0 50 100
SCALE: 1" = 100'

SHEET 3 OF 3
~~JUNE 24, 2025~~
REV. AUG 14, 2025
21-0310

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*APPROVED*

AS NOTED:
CITY OF TROY LAND SURVEYOR

DATE: 10/27/2025

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.9.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Department Approvers, Titles
Peter Hullinger, Fire Chief
Brandon Hall, Fire Staff Lieutenat

**Subject:** Support Emergency Operations Plan

---

The City of Troy has developed a Support Emergency Operations Plan (EOP) in accordance to Administrative Rules for Section 19, 1976 Public Act 390, as amended. Municipalities with a population of 10,000 residents or above that have elected to incorporate into the County Emergency Management Program shall have a Support EOP that is consistent with the County Emergency Operations Plan. The plan is updated concurrently every four years, and was last updated in 2021.

The goal of the Support EOP is to coordinate emergency response efforts to save lives, reduce injuries, and preserve property. The Support EOP is an all-hazards plan for use in the event of disaster or severe emergency of natural, human, wartime, technological or terrorism origin. The City of Troy will plan, prepare and activate resources for emergencies that affect the local area and/or widespread disasters that affect the entire state and/or nation.

The plan increases emergency preparedness by defining the responsibilities of local departments and agencies, and assigns tasks that need to be accomplished before, during, and after an incident occurs. The plan is a graduated response strategy that is in proportion to the scope and severity of an emergency. It describes how local and county emergency management efforts are related.

Maintaining a current Support EOP also establishes eligibility to receive Section 19 funding in accordance with Section 19 of 1976 Public Act 390, as amended. If federal assistance does not become available after the Governor has declared a State of Disaster or Emergency, affected counties and municipalities can be eligible to receive state assistance up to $100,000 or 10% of their operating budget, whichever is less, to cover certain disaster related expenses.

The Plan is official when it is signed and dated by the Chief Executive Official of the municipality each time it is updated. A copy of this plan is then forwarded to Oakland County Emergency Management and Homeland Security Department where it is kept on file with the County EOP.

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

Date: November 11th, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Peter Hullinger, Fire Chief
Brandon Hall, Fire Staff Lieutenant / Emergency Management Specialist

Subject: Support Emergency Operations Plan

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The City of Troy has developed a Support Emergency Operations Plan (EOP) in accordance to Administrative Rules for Section 19, 1976 Public Act 390, as amended. Municipalities with a population of 10,000 residents or above that have elected to incorporate into the County Emergency Management Program shall have a Support EOP that is consistent with the County Emergency Operations Plan. The plan is updated concurrently every four years, and was last updated in 2021.

The goal of the Support EOP is to coordinate emergency response efforts to save lives, reduce injuries, and preserve property. The Support EOP is an all-hazards plan for use in the event of disaster or severe emergency of natural, human, wartime, technological or terrorism origin. The City of Troy will plan, prepare and activate resources for emergencies that affect the local area and/or widespread disasters that affect the entire state and/or nation.

The plan increases emergency preparedness by defining the responsibilities of local departments and agencies, and assigns tasks that need to be accomplished before, during, and after an incident occurs. The plan is a graduated response strategy that is in proportion to the scope and severity of an emergency. It describes how local and county emergency management efforts are related.

Maintaining a current Support EOP also establishes eligibility to receive Section 19 funding in accordance with Section 19 of 1976 Public Act 390, as amended. If federal assistance does not become available after the Governor has declared a State of Disaster or Emergency, affected counties and municipalities can be eligible to receive state assistance up to $100,000 or 10% of their operating budget, whichever is less, to cover certain disaster related expenses.

The Plan is official when it is signed and dated by the Chief Executive Official of the municipality each time it is updated. A copy of this plan is then forwarded to Oakland County Emergency Management and Homeland Security Department where it is kept on file with the County EOP.



# Support Emergency Operations Plan

2025

**FOR OFFICIAL USE ONLY**
**LIMITED DISTRIBUTION**

An all-hazards plan supporting the Oakland County Emergency Operations Plan, for use in the event of disaster or severe emergency of natural, human, wartime, technological or terrorism origin.

**October 22, 2025**

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## Promulgation Document

Officials of the City of Troy, in conjunction with Oakland County and Michigan State Emergency Management and Homeland Security Division, have developed this Support Emergency Operations Plan that will enhance the local emergency response capability.

This plan, when used properly and updated, will assist local government officials with accomplishing their primary responsibilities of protecting lives and property in their community. This plan is to be used consistent and in conjunction with the Oakland County Emergency Operations Plan to enhance emergency response capability.

I certify that this document, the functional annexes, the hazard-specific incident annexes, and attachments maintained herein constitute the official Emergency Operations Plan (EOP) for the City of Troy. The plan is approved and current for the ensuing four years unless otherwise appropriately revised prior to the end of this period.

The policies contained herein do not discriminate on the basis of race, creed, color, ethnicity, national origin, religion, marital status, sexual orientation, sex, gender identity, age, disability, veteran status, military obligations, or political beliefs.

This plan and its provisions will become official when it has been signed and dated below by the Chief Executive Official (CEO) of the municipality.



Chief Executive Official
City of Troy

10-28-25

Date

## Approval and Implementation

The Support Emergency Operations Plan, referred to in this document as the Support EOP, outlines how the City of Troy will respond to and manage emergency situations in cooperation with the Oakland County Emergency Management and Homeland Security Program. The Support EOP assigns responsibilities to agencies for coordinating emergency response activities before, during, and after any type of emergency or disaster. The Support EOP is a flexible document in which changes from the content of the plan may occur due to the unique nature of emergencies. The Support EOP does not contain specific instructions as to how each department will respond to an emergency; these can be found in the plan annexes or separate Standard Operating Procedures (SOP).

The objective of the Support EOP is to coordinate emergency response efforts to ensure life safety and both property and environmental conservation. The Support EOP addresses emergency issues before and after an emergency, but its primary goals are to assemble, mobilize and coordinate emergency personnel that can respond to any type of emergency or disaster, and describe response procedures in relation to the county response procedures.

The Support EOP will use a graduated response strategy that is in proportion to the scope and severity of an emergency**.** The City of Troy will plan, prepare and activate resources for local emergencies that affect the safety and welfare of the community (or a specific site) and/or widespread disasters that affect the entire state and/or nation.

The Support EOP was developed by a Local Planning Team (LPT). The LPT consists of key departments covering emergency functions such as law enforcement, fire, public works, and public health. The team will work to implement pre-disaster activities to help prevent and/or prepare for various hazards that the community is vulnerable to. Prevention and preparedness activities include planning, review, training, and assisting Oakland County in developing and maintaining the County EOP.

The Support EOP must be signed by the current CEO each time it is updated, with the exception of the following activities:

1. Minor updates e.g. changing system names, grammar, spelling or layout changes
2. Updates to the annexes, appendices, & attachments.

These activities may be updated in the plan without the CEO signature by the following individuals:

1. CEO
2. Emergency Management Specialist

Homeland Security Presidential Directive (HSPD) 5 facilitates a standard management approach to major incidents, the National Incident Management System (NIMS). NIMS is administered as part of the National Response Framework (NRF) which integrates the federal government into a single, all-discipline, and all-hazards plan. NIMS will provide a nationwide approach that enables federal, state, tribal and local government agencies to “work effectively and efficiently together to prepare for, respond to, and recover from domestic incidents, regardless of cause, size or complexity.” This Support EOP has integrated NIMS concepts, including the Incident Command System (ICS), and language to help incident management operate in accordance to the NIMS using the guidance provided by the Department of Homeland Security (DHS).

During an emergency, or designated planned event, all response personnel will use the ICS to manage the incident and employ emergency resources at the site. The Emergency Operation Center (EOC) will coordinate additional resources when needed. This EOP will be used during community recovery after an emergency.

**This plan supersedes all previous plans.**

## Record of Revisions

The following is a list of revisions made to the EOP. This chart tracks the date that changes were made, reason for the changes, updated pages, and who made the revision.

| Date | Reason for Revision | Page Numbers | Revised By |
|---|---|---|---|
| 10/2025 | Updated previous plan to meet new state EOP template | Entire document | Lt. Brandon Hall |
| 10/2025 | New CEO – signatures and approval | Promulgation document | Lt. Brandon Hall |
| 10/2025 | Added all hazard-specific appendices. | | Lt. Brandon Hall |
| 10/2025 | Added Attachments B, C, & D | | Lt. Brandon Hall |
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## Record of Distribution

The following is a list of the individuals and facilities that have been provided a copy of the Support EOP in order to conduct the assigned tasks addressed in this plan.

| Title of Recipient | Title of Recipient | Agency | Date | Number of Copies |
|---|---|---|---|---|
| Chief Executive Official | Chief of Police | City of Troy | | 3 |
| City Council & Mayor | Mayor | City of Troy | | 7 |
| City of Troy Emergency Management Specialist | Fire Staff Lieutenant - EM | City of Troy | | 1 |
| Communications and Warning Official | Communications Manager | City of Troy | | 1 |
| Damage Assessment Official | Assessor | City of Troy | | 1 |
| Fire Services Official Public Health and Medical Services Official | Fire Chief | City of Troy | | 1 |
| Mass Care, Emergency Assistance, Housing, and Human Services Official | Recreation Director | City of Troy | | 1 |
| Mass Care, Emergency Assistance, Housing, and Human Services Official | Human Resources Director | City of Troy | | 1 |
| Public Health and Medical Services Official | Fire Chief | City of Troy | | 1 |
| Public Information Official | Community Engagement | City of Troy | | 1 |
| Public Safety Official | Chief of Police | City of Troy | | 1 |
| Public Works Official | Public Works Director | City of Troy | | 1 |
| Emergency Operations Center | Fire & Police Department | City of Troy | | 1 |
| Alternate Emergency Operations Center | Fire & Police Department | City of Troy | | 1 |
| Oakland County Emergency Management Coordinator | Director | Oakland County | | 1 |
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# Basic plan

## Purpose

The City of Troy has elected to incorporate into the Oakland County Emergency Management Program. The City of Troy and the Oakland County Emergency Management Program are partners and share joint responsibilities in the five phases of emergency management: Prevention, Protection, Mitigation, Response and Recovery. The City of Troy Support EOP has been developed to identify these responsibilities. It is to be used in concurrence with the Oakland County EOP. In accordance with Section 19 of the Michigan Emergency Management Act (1976 PA 390, as amended), activation of this plan at the beginning of a disaster or emergency also establishes eligibility to receive state assistance for disaster related expenses incurred during a State of Emergency or Disaster declared by the Governor, for which federal assistance is unavailable.

## Scope

The City of Troy Support EOP is an adaptable document that can be applied to all hazards. Due to the unique nature of emergencies, it may become necessary to deviate from the contents of the plan when responding to an incident. Agencies that have been assigned supporting roles in this plan have developed and will maintain separate SOP's that provide systematic instructions for accomplishing their assigned functions. The local government conducts additional activities, such as personnel training, participation in exercises, public information, land-use planning, etc., to support emergency preparedness, mitigation, and response efforts. To facilitate efficient emergency management operations, the City of Troy continues to implement NIMS.

## Authorities and References

A. Authority of local officials during an emergency:
   1. 1976 PA 390, as amended
   2. City of Troy, local NIMS adoption (Resolution #2009-07-208a)
   3. City of Troy, local Emergency Management resolution (Resolution #2009-07-208b)
   4. City of Troy, adoption of the Support EOP
   5. City of Troy, City Code (Chapter 8 and Chapter 7 -Section 9)
   6. City of Troy, City Charter (Section 12.1)
   7. Executive Directive No. 2005-09, the state adoption of the NIMS
   8. The Robert T. Stafford Disaster Relief and Emergency Assistance Act,
   9. Emergency Planning and Community Right to Know Act of 1986 (EPCRA) also known as the Superfund Amendments and Reauthorizations Act (SARA), Title III
   10. Good Samaritan Law and Right to Know Act of 1986

B. References used to develop the Support EOP:
   1. National Incident Management System (NIMS), FEMA
   2. National Response Framework (NRF), FEMA
   3. Michigan Emergency Management Plan (MEMP), MSP/EMSHD
   4. Pub 204 (Sept, 2015 edition), MSP/EMHSD
   5. Pub 201a (Nov, 2023 edition), MSP/EMHSD
   6. Developing and Maintaining Emergency Operations Plan, Comprehensive
   7. Preparedness Guide (CPG) 101 (May, 2025 edition)

## Plan Development and Maintenance

To ensure that this Support EOP addresses the needs of the community and is consistent with the Oakland County EOP, this document was developed in a cooperative, whole community effort between municipal government, local community, and the Oakland County Emergency Management Program. The Support EOP is updated after every change of the municipal CEO, when changes to the Oakland County EOP create inconsistencies, or other circumstances that arise necessitating an update. After the plan is adopted by resolution of the Troy City Council and approved by the CEO, it is forwarded to the Oakland County Emergency Management Program. The plan will be implemented, tested through exercises in concurrence with county officials, and maintained in accordance with the standards and currentness of the Oakland County EOP.

This plan has been provided to all municipal departments, local elected officials, the Oakland County Emergency Management Program and all agencies tasked within the document.

The structure of the EOP includes:

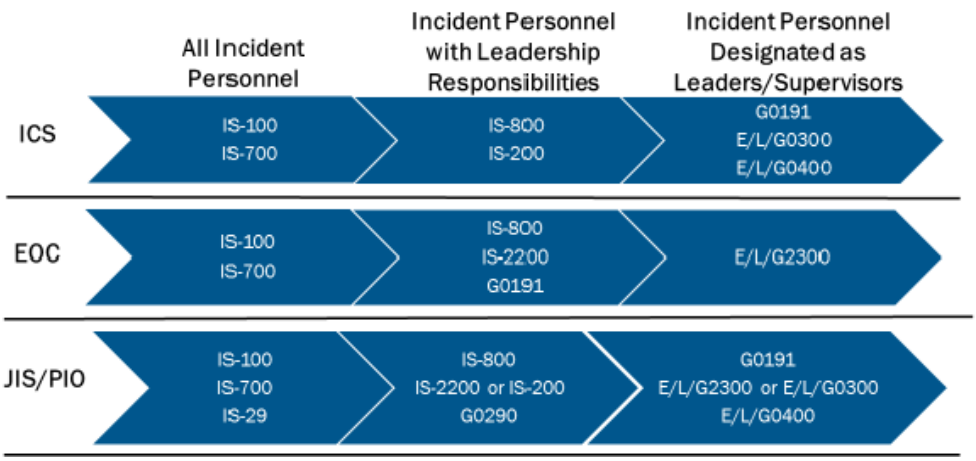
- Basic Plan: Provides broader information relevant to the whole plan and an overview of the jurisdiction's preparedness and response strategies. It describes hazards, outlines agency roles and responsibilities, and explains how the EOP is kept current.
- Functional Annexes – Emergency Action Guidelines (EAGs): Specify methods, procedures, and actions to facilitate critical operational functions. The EAG annexes include checklists with actions to be taken by primary and supporting agencies before, during, and after incidents.
- Hazard-specific Appendices: Outline considerations for addressing the unique characteristics of specific hazards.

The EOP is coordinated with local political subdivisions. Municipalities with populations of 10,000 residents and over that have not established independent emergency management programs are required to develop support plans to the county EOP.

## Training and Exercise

A. Training

1. All incident personnel, incident personnel designated as supervisors, and all EOC designated staff must complete certain levels of NIMS and ICS training. Many of the courses are offered online by FEMA, however some are required to complete more advanced ICS courses. These courses are required to meet NIMS compliance, and are concurrent with standards set forth by the Oakland County EOP.



**Situation Overview**

A. The City of Troy has taken various preparedness and incident management steps to enhance capabilities in responding to incidents including:

1. The mitigation of potential hazards.
2. Identification of emergency response agencies and mechanisms that will ensure the safety of people, property and the environment before, during and after an emergency.
3. Tasking agencies, organizations, and individuals with specific functions and responsibilities relative to emergency operations. Assigned tasks are explained in further detail under "Organization and Assignment of Responsibilities."
4. Identification of lines of succession and organizational relationships of emergency responders, agencies, and incident management personnel.
5. Identification of available resources and development of resource management guidelines.
6. Integration with Oakland County EOP, Oakland County Hazard Mitigation Plan, MEMP, etc.
7. Training and exercising of first responders in the NIMS and ICS concepts and principles.
8. The following table shows the five mission areas outlined in the NPG and the examples of capabilities and activities that have been established to be executed by the City of Troy and within the scope of this Support EOP:

| Mission Area | Purpose | Capabilities/Actions |
|---|---|---|
| Prevention | Prevent, avoid, or stop an imminent, threatened, or actual act of terrorism. | Heighten security for potential targets, investigate the nature and source of threats, implement public health and agricultural surveillance and testing, disrupt illegal activities, and apprehend perpetrator, etc. |
| Protection | Protect individuals and assets against threats and hazards. | Develop Whole Community plans through systematic planning processes, establish effective public information and warning systems to communicate significant hazards, create partnerships and networks between protection elements, facilitate information sharing between stakeholders, etc. |
| Mitigation | Reduce the loss of life and property by lessening the impact of future incidents. | Identify and assess hazards and vulnerabilities, develop mitigation plans that includes mitigation strategies, implement mitigation measures in support of the strategies, provide community with information on relevant hazards and empower them to make informed decisions, etc. |
| Response | Respond quickly to save lives, protect property and the environment, and meet basic human needs during/following an incident. | Activate EOC and establish a command-and-control structure to support and coordinate response activities, deploy resources and supplies, activate Mutual Aid Agreements (MAA)/Memorandum of Understanding (MOUs), coordinate with multiple agencies and jurisdictions, facilitate the restoration of Community Lifelines, etc. |
| Recovery | Recover and restore communities affected by an incident. | Conduct DA, plan for recovery at the same time as response actions are taken, restore infrastructure, apply for disaster assistance and reimbursements, consider mitigation opportunities while implementing recovery projects, inform public of recovery programs, etc. |

9. During incident response, this plan and the outlined capabilities and actions will be utilized to stabilize the eight Community Lifelines established in the National Response Framework (NRF) that enable the continuous operation of critical government and business functions and are essential to human health and safety or economic security.

B. Community profile:

The earliest recorded purchases of land in what was known as Troy Township occurred in 1819. Troy Township was established in 1827. In 1955, Troy was officially incorporated. The City of Troy is the 11th largest city in Michigan by population, and the largest city in Oakland County by population. In 2011, Troy was ranked the safest city in Michigan. By City Charter, the government of the City of Troy is recognized as a Council Manager form.

The City of Troy is located on the east side of Oakland County, in the southern quadrant. The City of Troy occupies 34.3 square miles with over 98% of its land being developed. According to the 2020 Census, the community has a population of 87,294 residents. Approximately 17.8% of the population is listed as 65 years old or over. Due to the industry and businesses in the community, SEMCOG estimates that the daytime population soars to approximately 136,372 people. The community is also very diverse, with over 83 different languages being spoken in the school district.

Approximately 5.1% of residents have been recognized as individuals with Access and Functional Needs. Many of the residents that require Functional Needs Support Services (FNSS) reside in congregate care centers, while others reside in non-group homes where support is provided as needed or on-call.

C. Hazard and threat analysis:

According to the Oakland County Hazard Mitigation Plan, communities in the county are most vulnerable to:

| NATURAL HAZARDS | MANMADE/TECHNOLOGICAL HAZARDS | OTHER HAZARDS |
|---|---|---|
| - Drought<br>- Earthquake<br>- Extreme Heat<br>- Extreme Cold<br>- Flooding<br>- Fog<br>- Invasive Species<br>- Severe Summer Storms<br>• Thunderstorms<br>• Lightning<br>• Microbursts/High Winds<br>• Hailstorms<br>- Severe Winter Storms<br>• Ice & Sleet Storms<br>• Snowstorm/Blizzards<br>- Subsidence<br>- Tornadoes<br>- Wildfires | - Active Assailant<br>- Cybersecurity<br>- Fire (Structural)<br>- Gas/Oil Shortages or Supply Disruptions<br>• Pipeline accidents<br>- Hazardous Materials Incidents<br>• Fixed Site<br>• Transportation / Rail<br>- Infrastructure Failure<br>• Bridges, Roads, Overpasses<br>• Communications<br>• Electrical Systems<br>• Sewer Systems<br>• Storm Water System<br>• Water System<br>- Sociopolitical Hazards<br>• Civil disturbance<br>- Terrorism & Sabotage<br>- Transportation Accidents<br>• Air (aircraft crash)<br>• Highway<br>• Marine<br>• Rail<br>- Weapons of Mass Destruction (WMD) | -Public Health Emergencies |

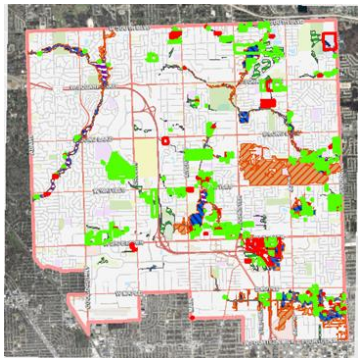
More information about hazard vulnerability can be found in Oakland County's Hazard Mitigation Plan/Analysis.

Areas within the City of Troy that are especially vulnerable to these hazards are: Chemical facilities, large commercial facilities, energy services, hospitals, transportation systems, water systems. Major industries include: automotive, advanced manufacturing, financial services, health care, IT and communications. Additional hazards that have been identified as unique to the City of Troy include: potential manmade and natural disasters such as terrorism, infectious disease outbreaks, ability to communicate during crisis, network hardware and software systems, security, cyber-attacks, large-scale power outages, supply disruption, and public health.

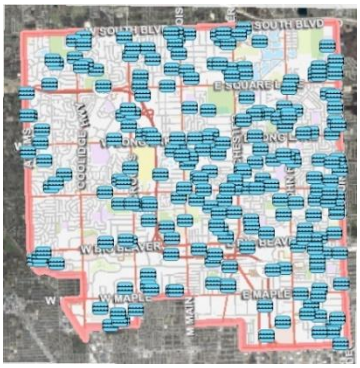
50 sites that contain extremely hazardous materials are located in the City of Troy. Facility owners have reported the types of hazardous materials that are stored on-site, as required by the Emergency Planning and Community Right-To-Know Act (EPCRA). Pursuant to SARA Title III requirements, off-site emergency response plans have been developed by the Local Emergency Planning Committee (LEPC) to prepare fire departments for responding to the release of the specific hazardous materials on these sites.

**High-Risk Maps – City of Troy (GIS):**

**FEMA Floodplain Mapping**



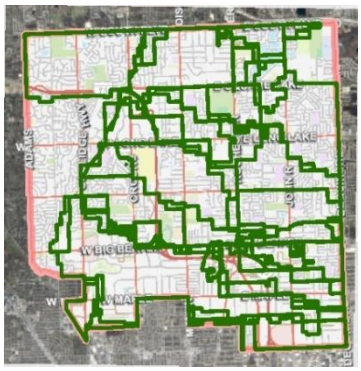
**Detention Retention Pond**



**Storm Leads**



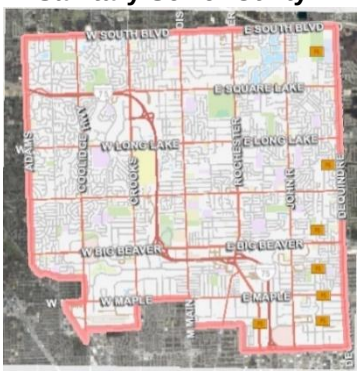
**Drain Assessment District**



**CCTV Storm Inspections**



**Sanitary Sewer Utility**



**Sewer Chamber**




**Sewer District**




**Water pressure Isolation Zone**




**Cell Towers**




**Pipelines**




**Bridges**




**Electrical Meters**




**Traffic Signals**




**Street Lamps**




D. Relationship between municipality and County Emergency Management Program:

Emergency management and response are primarily local responsibilities. However, disasters and emergencies might exhaust the resources and capabilities of local governments. Therefore, the City of Troy has chosen to incorporate into the Oakland County Emergency Management Program. To coordinate emergency management related matters with the Oakland County Emergency Management Program, the City of Troy has appointed the CEO as the Emergency Management Liaison. The City of Troy has also designated the Emergency Management Specialist (Municipal Coordinator), who facilitates communication and coordination between the City of Troy and Oakland County, and is the local point of contact for the Oakland County Emergency Management Coordinator (EMC).

**Planning Assumptions**

A. The proper implementation of this plan will result in saved lives, incident stabilization, and property protection in the City of Troy.

B. Some incidents occur with enough warning that necessary notification can be issued to ensure the appropriate level of preparation. Other incidents occur with no advanced warning.

C. If the severity of the incident dictates a need for additional resources beyond the capabilities of the City of Troy, the Emergency Management Liaison, or designee, may enact mutual aid, or it may be necessary to request county assistance through proper procedures. It may be necessary to request assistance through volunteer organizations, the private sector, mutual aid agreements (MAAs)/memorandums of understanding (MOUs), and/or county, state and federal sources. When provided, these will supplement, not substitute for, relief provided by local jurisdictions.

D. All emergency response agencies within the City of Troy that have been tasked in the plan are considered to be available to respond to emergency incidents. Agencies will work to save lives, protect property, relieve human suffering, sustain survivors, stabilize the incident, repair essential facilities, restore services and protect the environment.

E. When a jurisdiction receives a request to assist another jurisdiction, reasonable actions will be taken to provide the assistance as requested.

F. Emergency planning is a work-in-progress; the Support EOP is regularly reviewed and updated.

G. During an emergency or disaster, parts of the plan may need to be improvised or modified, if necessary, based on the situation.

**Concept of Operations**

A. Activation of the Support EOP and declaration of a local state of emergency:

When a threat is perceived, the Emergency Management Liaison, or designee, activates this Support EOP and the local Emergency Operations Center (EOC) to facilitate activities that ensure the safety of people, property and environment. Pursuant to 1976 PA 390, as amended, the City Manager may declare a local state of emergency for the City of Troy if circumstances indicate that the occurrence or threat of widespread or severe damage, injury, or loss of life or property exist. In the absence of the City Manager, pursuant to local leglislation, the Mayor is authorized to declare a local state of emergency. Upon a local declaration, PA 390 authorizes the CEO to issue directives as to travel restrictions on local roads. To facilitate activities that ensure the safety of people, property and environment, a local declaration also activates this Support EOP and the municipal Emergency Operations Center (EOC). A local state of emergency shall not be continued or renewed for a period in excess of seven days except with the consent of the governing body of the municipality.

B. The following procedures are conducted and coordinated with the county in response to an incident:

1. The Emergency Management Liaison, or designee, will perceive the threat, assess the hazard and ensure that municipal emergency response agencies, elected officials and Oakland County EMC are notified of the situation.

2. Municipal agencies assess the nature and scope of the emergency or disaster, and make recommendations for protective actions as necessary.

3. If the situation can be handled locally, the following guidelines are used:

    a. The Emergency Management Liaison, or designee, coordinates all local emergency response actions.
    b. The Emergency Management Liaison, or designee, activates the EOC.
        - The EOC is located at the Police Department (500 W Big Beaver Rd, Troy, MI 48084).
        - If this location is unavailable, the alternate EOC location is the Troy Fire & Police Training Center (4850 John R Rd, Troy, MI 48085).
        - The EOC may be activated fully, partially, or virtually.
    c. The CEO declares a local state of emergency. The Emergency Management Liaison, or designee, notifies the County EMC and forwards the declaration to the County Emergency Management Program.
    d. Designated EOC Staff are notified by the Emergency Management Liaison, or designee, to report to the EOC through the notification system of record.
    e. The CEO directs departments/agencies to respond to the emergency in accordance with the guidelines outlined in this plan and its annexes, and issues directives as to protective actions and travel restrictions on local roads.
    f. The Emergency Management Liaison, or designee, keeps the County EMC informed of the situation and actions taken.
    g. Communication between the EOC and the on-scene Incident Command Post (ICP) will be through the Communications Official utilizing adopted methods of radio communication.

4. If the emergency is beyond local control, municipal resources become exhausted or special resources are needed, county assistance is requested through the County EMC.

5. If county assistance is requested, the County EMC assesses the situation and makes recommendations on the type and level of assistance. The county may also take the following steps:

    a. Activate County EOC and EOP.
    b. Respond with county resources.
    c. Activate MAA/MOUs to supplement county resources.
    d. Notify MSP/EMSHD District Coordinator.
    e. Make available incident information to MSP/EMSHD and statewide agencies via the Michigan Critical Incident Management System (MI CIMS) online platform.

6. If county resources and capabilities are exhausted, the county requests the Governor to declare a State of Emergency or State of Disaster in accordance with procedures set forth in 1976 PA 390, as amended. If the emergency occurs solely within the confines of the municipality, the county shall not request state assistance or the Declaration of a State of Disaster or Emergency unless requested to do so by the municipal CEO.

7. When the disaster or emergency has diminished to the point where normal day-to-day resources and the organization can cope with the situation, the CEO may terminate the local state of emergency and deactivate the plan.

C. Assessing and stabilizing Community Lifelines:

1. During incident response, this plan and the outlined capabilities and activities will be utilized to stabilize the eight Community Lifelines that are established in NRF.

2. These lifelines enable the continuous operation of critical government and business functions and are essential to human health and safety or economic security. They are the most fundamental services in the community that enable other aspects of the community to function.

3. The status of the lifelines characterizes the incident. Assessing impacts to the lifelines and determining their status identifies the root causes of priority issue areas and distinguishes the highest priorities and most complex issues from other incident information.

4. When lifelines are disrupted, decisive intervention (e.g., service re-establishment or contingency response solutions) is urgently required.

5. When all lifelines have returned to a permanent stable status, the immediate response to an incident can be considered complete (while short- and long-term recovery activities will likely continue).




*Components represent the general scope of services for a lifeline and can be broken down into further subcomponents. Subcomponents provide a more granular level of enabling functions for the delivery of services to the community.

**Organization and Assignment of Responsibilities**

A. Emergency Management Organization:

1. The City of Troy emergency management organization is comprised of numerous agencies and city departments that are responsible for conducting activities in response to emergencies within the community. To facilitate an effective emergency response, these departments have been assigned to specific emergency functions. All agencies are responsible for implementing pre-disaster activities to prevent, mitigate and prepare for the various hazards that the community is vulnerable to. These activities include awareness training and public education, exercising, preparing Standard Operating Procedures (SOPs) and job aides, hygienic practices to prevent spreading of infectious diseases, stockpiling equipment, regulating land-use, etc.

2. The following table lists the established emergency support functions, assigned agencies, and primary and alternate positions:

| Function | Department | Contact Number | Primary Contact | 1st Alternate | 2nd Alternate |
|---|---|---|---|---|---|
| Direction, Control , and Coordination | City Manager's Office | 248-524-3330 | City Manager | Deputy City Manager | Assistant City Manager |
| Communications and Warning | Police & Fire Communications Section | 248-524-3477 | Communications Manager | Communications Supervisor | Support Services Lieutenant |
| Damage Assessment | Assessing | 248-524-3311 | City Assessor | Deputy Assessor | Appraiser |
| Fire Services | Fire Department | 248-524-3419 | Fire Chief | Deputy Fire Chief | Staff Lieutenant |
| Mass Care, Emergency Assistance, Housing, and Human Services | Recreation Department and Human Resources | 248-524-3484 | Recreation & HR Director | Deputy HR & Asst. Recreation Director | HR Specialist & Recreation Supervisor |
| Public Health and Medical Services | Fire Department and Contracted EMS Provider | 248-524-3419 | Fire Chief | EMS Agency Representative | EMS Agency Representative |
| Public Information | Community Engagement & Communications | 248-524-1147 | Director | Police – Public Information Officer | Fire – Public Information Officer |
| Public Safety | Police Department | 248-524-3477 | Police Chief | Police Captain | Police Lieutenant |
| Public Works | Department of Public Works | 248-524-3392 | Director | Deputy Director | Water and Sewer Operations Manager |

3. The City of Troy maintains numerous departments. All departments contribute to the safety and welfare of the community. Each department employs qualified emergency personnel and maintains equipment that can be used in emergency response. A list of resources available for utilization during incidents can be requested through the Emergency Management Liaison, or designee. If resource needs exceed the capabilities of the community, the CEO may activate MAA/MOUs and pre-disaster contracts, or it may become necessary to request county assistance. Each department will utilize NIMS accountability practices to track resources.

B. Responsibilities:

1. The following responsibilities have been assigned to each organization with a designated responsibility in this plan:

   a. Assist in the development, review and maintenance of Support EOP and Oakland County EOP.
   b. Report to the local EOC when activated for exercises or emergencies.
   c. Build capabilities and develop/maintain SOPs for specific functions or actions identified in the plan. Continuously review and update procedures.
   d. Maintain a list of resources available through the departments.
   e. Establish MAA/MOUs and contracts with other jurisdictions and organizations to supplement municipal resources. Examples include, but are not limited to:
      1. MABAS 3201
      2. OakTAC
      3. SOCRRA
   f. Activate MAA/MOUs and contracts with other organizations to supplement response activities when local resources become exhausted.
   g. Train personnel in emergency management functions and NIMS/ICS concepts.
   h. Protect vital records and other resources deemed essential for continuing government functions and each agency's emergency operations in accordance to procedures and policies.
   i. Ensure compliance with this plan and the Oakland County EOP, and any pertinent procedures and documents that impact the provision of emergency services in the municipality.
   j. Ensure equitable treatment and provision of resources and services to all members of the community.
   k. Coordinate with private sector and voluntary or community organizations that support local EM operations including:
      1. American Red Cross
      2. Salvation Army
      3. Other community-based organizations

2. The annexes attached to this plan further describe emergency support functions and their associated responsibilities in mitigation, preparedness, prevention, response and recovery. Annexes include the organizations that are responsible for carrying out the emergency functions, and assign tasks associated with each function.

## ANNEXES

The annexes attached to the basic plan are all-hazard functions that describe the roles and responsibilities of agencies responsible for implementing the EOP and should be considered during an emergency for which the plan has been activated. Each annex contains: the agencies responsible for carrying out the functions, their assigned tasks, and concept of operations. Some include appendices which provide additional reference material for the function.

The annexes attached to this plan include the following functions:

**Annex A**, Direction, Control, and Coordination Communications

**Annex B**, Communications and Warning

**Annex C**, Damage Assessment

**Annex D**, Fire Services

**Annex E**, Mass Care, Emergency Assistance, Housing, and Human Services

**Annex F**, Public Health and Medical Services

**Annex G**, Public Information

**Annex H**, Public Safety

**Annex I**, Public Works

## APPENDICES

The appendices attached to this plan that provide hazard specific procedures include:

**Appendix 1**, Catastrophic Event Procedures Flood/dam failure Hazard procedures

**Appendix 2**, Flood Incident Procedures

**Appendix 3**, Hazardous Materials Incident Procedures

**Appendix 4**, Severe Weather Event Procedures

**Appendix 5**, Cyber Incident Procedures Catastrophic Incident procedures

**Appendix 6**, Power Outage Incident Procedures

**Appendix 7**, Weapons of Mass Destruction (WMD) and Terrorism Incident Procedures

## ANNEX A

## DIRECTION, CONTROL, AND COORDINATION

The Direction, Control, and Coordination function is responsible for the activation, organization and operation of the local EOC, the facilitation of incident management, response, and recovery efforts, and coordination with Oakland County Emergency Management Program.

Direction, Control, and Coordination officials will maintain liaison and coordinate emergency management and response activities with the Direction, Control and Coordination function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#5 - Emergency Management/Information & Planning, ESF#7 - Logistics and Resource Support.

Responsible Agency: Troy **City Manager's Office, Emergency Management**

### Direction, Control, and Coordination Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another representative from the agency to staff the EOC and implement the plan. |
| | **EOC operations** |
| | Activate the EOC and ensure that appropriate staff are notified. |
| | Establish a system of coordination, such as ICS (see Figure 1 or Figure 2), within the EOC. (Field operations at the ICP are required to utilize ICS.) |
| | Maintain administrative materials for the EOC, i.e., pencils, paper, maps, and status boards. |
| | Ensure copies of the Support EOP and EOC supporting documents are available to EOC staff. |
| | Coordinate with law enforcement officials for EOC security. |
| | Ensure staff maintains logs of actions taken and financial records. |
| | **Local authority** |
| | Direct and coordinate response activities in accordance with this plan, including prioritizing allocation of scarce resources. |
| | Relieve jurisdiction employees of normal duties and temporarily reassign them to emergency duties, and employ temporary workers, as necessary. |
| | Declare a local state of emergency and notify Oakland County Emergency Management Coordinator. |
| | Issue directives as to travel restrictions on municipal roads. |
| | Recommend appropriate protective measures to ensure the health and safety of people and property. |
| | **Assistance to other agencies** |
| | Advise the Oakland County Emergency Management Coordinator of the situation and maintain liaison with the Oakland County Emergency Management Program. |
| | Establish communications with and provide support to the Incident Command Post (ICP). |
| | Provide frequent staff briefings and ensure all groups function as planned. |
| | Inform legislative body of measures taken. |
| | Review and authorize the release of information to the public through the Public Information Officer (PIO). Present coordinated and accuate information to the public. |
| | **Logistics** |
| | Ensure resources are made available for response. |
| | Formulate specific assistance requests to adjacent jurisdictions and to Oakland County. |
| | Activate MAA/MOUs and contracts with other jurisdictions and organizations. |
| | Provide aid to other communities as provided for in MAA/MOUs. |
| | Consider sheltering and welfare needs. Coordinate with Shelter/Welfare representative. |
| | Consider Damage Assessment (DA) requirements and needs. Coordinate with DA representative. |
| | Consider debris management needs. Coordinate with Public Works representative. |
| | Coordinate tracking financial aspects. Procure and process payments for requested resources. |

**Figure 1. ICS Incident Management Structure Example**

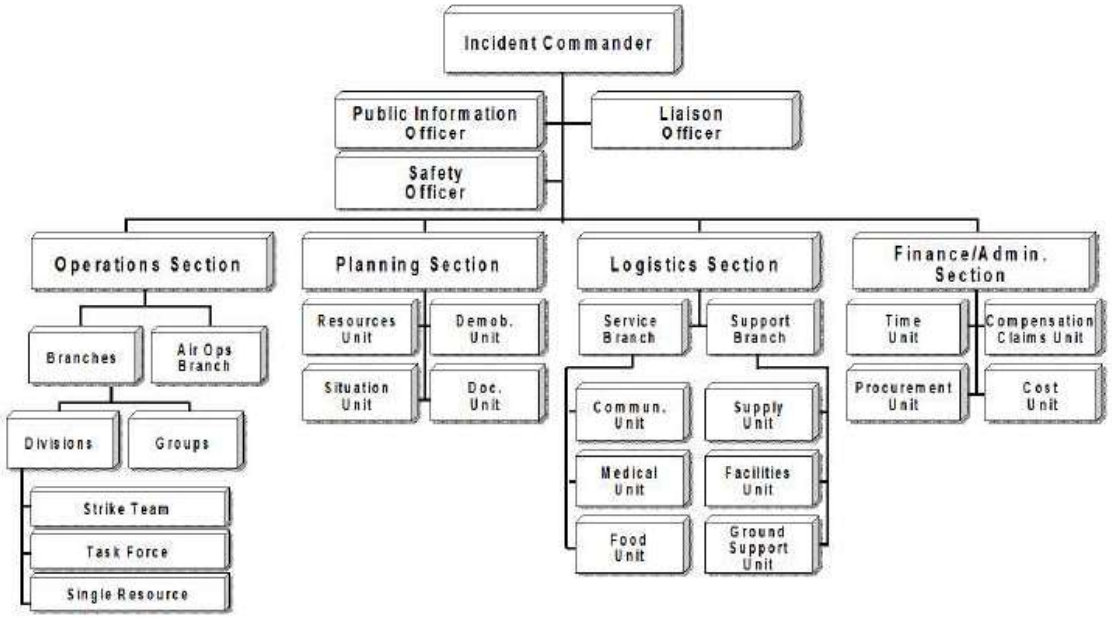
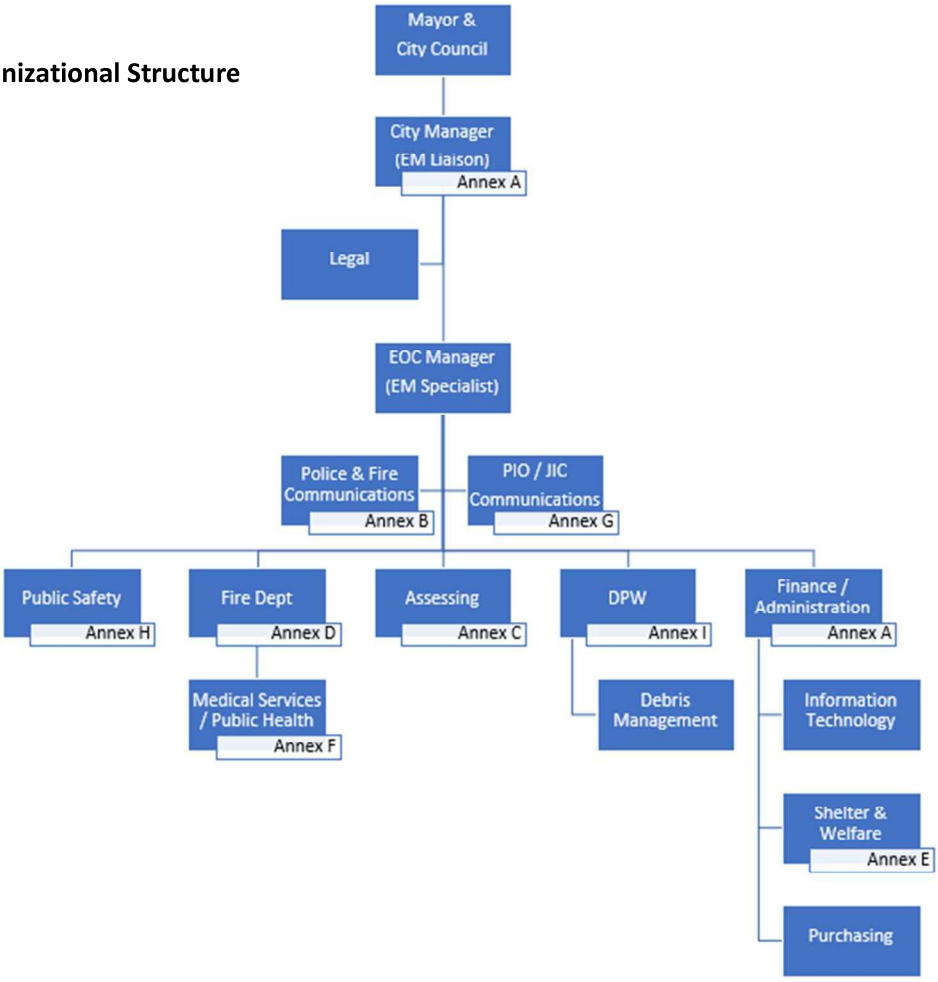



**Figure 2. City of Troy EOC Organizational Structure**



## DIRECTION, CONTROL, AND COORDINATION

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| City Manager's Office | City Manager |

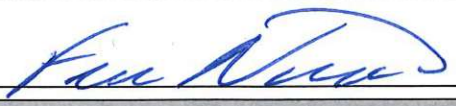
The line of succession for the CEO for representing the Direction, Control, and Coordination function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| City Manager | City Manager's Office |
| Deputy City Manager | City Manager's Office |
| Assistant City Manager | City Manager's Office |

The line of succession for the Emergency Management Liaison for representing the Direction, Control, and Coordination function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| City Manager | City Manager's Office |
| Emergency Management Specialist | Fire Department |
| Fire Chief | Fire Department |

The **CEO and Emergency Management Specialist** are responsible for reporting or delegating an individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Direction, Control, and Coordination function.

| SIGNATURE OF CHIEF EXECUTIVE OFFICIAL | |
|---|---|
|  | 10/13/2025 |
| **SIGNATURE OF EMERGENCY MANAGEMENT SPECIALIST** | |
| Brandon Hall | 10/16/2025 |

## ANNEX B

## COMMUNICATIONS AND WARNING

The Communications and Warning function is responsible for alerting and notification of key officials, receiving and disseminating warning and critical emergency information to the public, and the establishment, maintenance, and coordination of communication protocols and links between the EOC and other incident facilities.

The Communications and Warning Official will maintain liaison and coordinate emergency management and response activities with the Communications and Warning functions at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#2 – Communications and Supporting Technologies, ESF#15 – External Affairs and Public Information.

Responsible Agency: **Police Department – Communications Section**

### Communications and Warning Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another representative from the agency to staff the EOC and implement the plan. |
| | **Communication links** |
| | Ensure lines of communication have been established between all agencies represented in the local EOC, their department offices and their staff at the incident site. Available channels for establishing communications includes telephone, cell phone, radios. |
| | Coordinate communications between municipal and county EOC. Available channels for establishing communications include telephone, cell phone, radios, etc. |
| | Establish communications links with the adjacent communities and higher levels of government. |
| | Coordinate warning frequencies and procedures with adjacent communities and other government agencies. |
| | **Disaster warning and information** |
| | Activate public warning systems when instructed to do so by the CEO or Emergency Management Specialist. Warning methods include social media, door-to-door notification, reverse 911, mass notification system of record, traditional news media |
| | Ensure that warning messages received through the Law Enforcement Information Network (LEIN), National Warning System (NAWAS), Emergency Alert System (EAS), local weather spotters, mass notification system of record, or other verifiable means are issued in a timely manner. |
| | Determine which facilities are endangered by the incident and contact those facilities. Ensure they are contacted when protective actions are rescinded. |
| | Notify special locations (e.g., schools, hospitals, nursing homes, major industries, institutions, and places of public assembly). |
| | Ensure that public warning systems provide notification to residents with Access and Functional Needs, such as the elderly, hearing impaired, non-English speakers, individuals with mobility limitations, etc. |
| | **Official notification** |
| | Ensure that all necessary officials have been notified and/or updated about the incident. |
| | Notify neighboring jurisdictions of impending hazard or hazardous situations when instructed to do so by the Chief Executive Official or Emergency Management Liaison. |

## COMMUNICATIONS AND WARNING

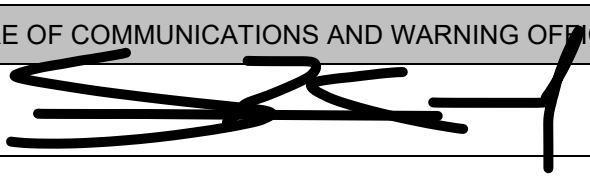
The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Police Department - Communications Section | Communications Manager |

The line of succession for representing the Communications and Warning function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Communications Manager | Police Department |
| Communications Supervisor | Police Department |
| Support Services Lieutenant | Police Department |

The **Communications Manager** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Communications and Warning function.

| SIGNATURE OF COMMUNICATIONS AND WARNING OFFICIAL | |
|---|---|
|  | 10/7/2025 |

## ANNEX C

## DAMAGE ASSESSMENT

The Damage Assessment (DA) function is concerned with the process of documenting damage from emergencies in the community. Information gathered may be used to determine the extent of damage and impact on the community resulting from an incident to justify future federal funding, declarations of emergency, and disaster proclamations. An accurate damage assessment is a necessary part of the recovery phase and determines qualification for state and federal disaster aid.

The Damage Assessment Official will maintain liaison and coordinate emergency management and response activities with the DA function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#5 - Emergency Management/Information Planning.

Responsible Agency: **Assessing Department**

### Damage Assessment Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another from the agency to staff the EOC and implement the plan. |
| | **Damage assessment** |
| | Maintain current list of DA field team members. |
| | Maintain damage assessment field team supplies for contingency purposes, i.e., MSP/EMSHD Pub 901 Michigan Damage Assessment Handbook, blank forms, flashlights, cameras, pencils, paper, maps, etc. |
| | Activate DA field teams. |
| | Collect both public and private damage assessment information. |
| | Record initial information on damages from first responders. |
| | Augment DA field teams, as the situation dictates. |
| | **Dissemination of DA information** |
| | Provide an initial DA to EOC staff. |
| | Provide and verify DA information to the CEO and, if necessary, assist in preparation of a local state of emergency declaration. |
| | Prominently display DA information in the EOC, including maps, situation updates and assessment data. |
| | Provide the PIO with current DA information for release to the public. |
| | Provide DA data to the Emergency Management Specialist. The Emergency Management Specialist will forward information to the Oakland County Emergency Management Program for submission in MI CIMS; MICIMS damage assessment data should be entered within 72 hours of incident onset. |
| | **Logistics** |
| | Maintain a status list of requested resources. |
| | Compile and maintain a record of expenditures for personnel, equipment, supplies, etc. |

## DAMAGE ASSESSMENT

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Assessing | City Assessor |

The line of succession for representing the DA function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| City Assessor | City Assessor's Office |
| Deputy Assessor | City Assessor's Office |
| Appraiser | City Assessor's Office |

The **City of Troy Assessor** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the DA function.

| SIGNATURE OF DAMAGE ASSESSMENT OFFICIAL | |
|---|---|
| Kelly M. Timm | 10/7/2025 |

## ANNEX D

## FIRE SERVICES

The Fire Services function is concerned with detecting and suppressing wildland, rural, and urban fires and any of these that result from, or occur coincidentally with, an incident response. The Fire Services representative will also be responsible for coordinating with the Oakland County Hazmat Response Team (OCHMRT) or Oakland County Technical Rescue Team, when activated.

The Fire Services Official will maintain liaison and coordinate emergency management and response activities with the Fire Services function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#4 – Firefighting, ESF#9 – Search & Rescue, ESF#10 – Hazardous Materials.

Responsible Agency: **Fire Department**

### Fire Services Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another representative from the agency to staff the EOC and implement the plan. |
| | **Response activities** |
| | Ensure readiness of fire response apparatus and equipment prior to deployment of assets. |
| | Coordinate fire and rescue operations response, as appropriate, to promote life safety incident priorities. |
| | Coordinate and assist with search and rescue operations, including animals. |
| | Respond to hazardous materials incidents involving materials release and spills. Investigate possible sources of contamination, if necessary. Coordinate clean-up operations, as necessary. |
| | Coordinate with mutual aid partners and regional specialized response teams, as appropriate, including but not limited to Oakland County Emergency Management Program, including assistance to regional special teams such as Regional Response Teams, Michigan Task Force One (MI-TF1) Urban Search and Rescue, MABAS 3201, MABAS 3202, bomb squads, etc. |
| | Set up decontamination of affected citizens and emergency workers after exposure hazards, including to CBRNE hazards. Coordinate with the Oakland County EMC, the appropriate State of Michigan agency, and Oakland County Hazardous Materials Response Team. |
| | Review status of fire response apparatus, equipment, and infrastructure |
| | **Assistance to other agencies** |
| | Advise EOC staff about fire, hazmat, and rescue activities. |
| | Provide communications and other logistical supplies, as needed. |
| | Assist Public Safety and Public Works with securing unusable roadways, as required. |
| | Coordinate recommended evacuation zones. Assist with evacuations. |
| | Assist with in-person wellness checks of affected citizens, especially identified affected access and functional needs populations. |
| | Assist with damage assessment operations. |
| | Assist in monitoring for additional hazards throughout response and recovery phases. |
| | Assist in warning the population. Loud speakers on fire vehicles or door-to-door warning may be utilized. |
| | Assist in salvage operations and debris clearance/removal activities. |

## FIRE SERVICES

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Fire Department | Fire Chief |

The line of succession for representing the Fire Services function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Fire Chief | Fire Department |
| Deputy Fire Chief | Fire Department |
| Fire Staff Lieutenant | Fire Department |

The **Fire Chief** is responsible for reporting to, or delegating another individual from their agency to report to, the EOC during scheduled exercises or emergencies to coordinate and represent the Fire Services Functions.

| SIGNATURE OF FIRE SERVICES OFFICIAL |
|---|
| Peter Hullinger Digitally signed by Peter Hullinger Date: 2025.09.30 13:19:23 -04'00' |

## ANNEX E

## MASS CARE, EMERGENCY ASSISTANCE, HOUSING, AND HUMAN SERVICES

This function is concerned with issues related to the provision of mass care, emergency assistance, housing and human services to disaster survivors, including those that require Functional Needs Support Services, throughout the prevention, preparedness, mitigation, response, and recovery phases of disasters and emergencies.

The Mass Care, Emergency Assistance, Housing, and Human Services Official will maintain liaison and coordinate emergency management and response activities with the Mass Care functions at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#2 – Communications and Supporting Technologies, ESF#6 – Mass Care, Shelter and Human Services, ESF#17 – Animal Care.

Responsible Agency: **Recreation Department, Human Resources Department**

### Mass Care, Emergency Assistance, Housing, and Human Services Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another representative from the agency to staff the EOC and implement the plan. |
| | **Disaster-related needs** |
| | Coordinate activities of municipal departments that provide mass care and human services. |
| | Coordinate with the Oakland County Emergency Management Program, the American Red Cross (ARC) and other agencies to distribute food, water, and clothing, and meet other basic needs of disaster survivors and emergency responders. |
| | Coordinate use of public buildings as cooling/warming centers or charging stations, as needed. |
| | Coordinate to provide transportation for disaster survivors and emergency responders. |
| | Arrange for the provision of crisis counseling to disaster survivors and emergency responders. |
| | Coordinate procedures for the tracking of family members and reunification of families. |
| | Identify and account for personal property that may be lost during a disaster. |
| | Coordinate with the County EOC to establish procedures for the registration and management of volunteers and donations. |
| | Coordinate with agencies in the community that work with individuals with access and functional needs to ensure disaster related needs are met. |
| | **Protective action** |
| | Coordinate the provision of transportation for evacuation. |
| | Provide staff and resources to manage open shelters. |
| | Coordinate care for individuals at shelters and for those who have been sheltered-in-place. |
| | Determine whether shelters must be opened long or short-term. |
| | Provide guidance/policies for the care of household pets that are brought to shelters by evacuees (only service animals are allowed into ARC shelters). |
| | Pre-identified shelter locations include:<br>• Troy Community Center (reception center, warming/cooling center)<br>• Kensington Church (American Red Cross designated shelter) |

## MASS CARE, EMERGENCY ASSISTANCE, HOUSING, AND HUMAN SERVICES

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Recreation Department | Recreation Director |

The line of succession for representing the Mass Care, Emergency Assistance, Housing, and Human Services function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Recreation Director | Recreation Department |
| Assistant Recreation Director | Recreation Department |
| Recreation Supervisor | Recreation Department |

The **Recreation Director** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Mass Care, Emergency Assistance, Housing, and Human Services function.

| SIGNATURE OF MASS CARE, EMERGENCY ASSISTANCE, HOUSING, AND HUMAN SERVICES OFFICIAL | |
|---|---|
|  | 10/1/2025 |

## ANNEX F

## PUBLIC HEALTH AND MEDICAL SERVICES

The Public Health and Medical Services function is responsible for assessing public health and medical needs, health surveillance, and provision of medical care personnel, supplies and equipment.

The Public Health and Medical Services Official will maintain liaison and coordinate emergency management and response activities with the Public Health and Medical Services function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#8 – Public Health and Medical, ESF#17 – Animal Care.

Responsible Agency: **Fire Department, Contracted EMS Provider**

### Public Health and Medical Services Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another representative from the agency to staff the EOC and implement the plan. |
| | **Patient care** |
| | Coordinate with EOC to provide medical personnel dedicated to provide care for incident personnel. |
| | Coordinate with medical providers and shelter managers to staff medical personnel at shelters. |
| | Identify the transportation resources and personnel needs to transport disaster survivors to temporary care centers. |
| | Provide/coordinate transportation of patients and assist hospitals with transfer of patients, coordinate in tracking of patients. |
| | Consider need for additional facilities (emergency treatment center, mass casualty collections points, etc.) Coordinate establishing additional facilities, as required. |
| | Identify shortfalls in medical supplies and acquire required resources, as necessary. |
| | Ensure identification and notification of disaster survivors and emergency responders in need of crisis counseling and/or debriefing. |
| | Coordinate the monitoring of disaster survivors and emergency responders for exposure to chemical, radiological, or biological contaminants, and assist in their decontamination. |
| | **Public health** |
| | Coordinate with Oakland County Health Department or Michigan Department Health & Human Services, as appropriate.<br>• Inspect food and water supplies, post-incident, as required.<br>• Develop public health regulations and orders, as required.<br>• Identify conditions that may cause long-term or widespread health problems, as required.<br>• Monitor and evaluate environmental health risks as a result of the incident, as required. |
| | Provide public health information and education concerning the effects of the incident, as required. |
| | If necessary, identify a site for a temporary morgue. NOTE: The medical examiner is responsible for identifying the deceased. EMS may provide additional support in collecting and transporting. |
| | Assist with animal and pet control and support the Oakland County Animal Control in the quarantine and disposal of diseased and deceased animals. |

## PUBLIC HEALTH AND MEDICAL SERVICES

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Fire Department | Fire Chief |

The line of succession for representing the Public Health and Medical Services function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Fire Chief | Fire Department |
| Designated Representative | Contracted EMS Agency |
| Designated Representative | Contracted EMS Agency |

The **Fire Chief or Contracted EMS Agency Designated Representative** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Public Health and Medical Services function.

| SIGNATURE OF HEALTH AND MEDICAL OFFICIAL |
|---|
| Peter Hullinger Digitally signed by Peter Hullinger Date: 2025.09.30 13:20:54 -04'00' |

## ANNEX G

## PUBLIC INFORMATION

The Public Information function ensures accurate, coordinated, timely, and accessible information is disseminated to governments, media, the general public, and the private sector throughout the prevention, preparedness, mitigation, response, and recovery phases of disasters and emergencies.

The Public Information Official will maintain liaison and coordinate emergency management and response activities with the Public Information function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#15 – External Affairs and Public Information.

Responsible Agency: **City Manager's Office, Police Department, Fire Department**

### Public Information Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another from the agency to staff the EOC and implement the plan. |
| | **Pre-disaster public education** |
| | Assist the CEO and Emergency Management Specialist in developing educational materials on the hazards facing the community and explaining what people can do to protect themselves to recover from incidents. |
| | Ensure that written materials/social media are developed for non-English speaking individuals or others who require FNSS. |
| | **Disaster warning and information** |
| | Coordinate with Oakland County to develop and release updated EAS messages based on incoming information. |
| | Coordinate with Oakland County to document which EAS messages have been delivered over radio and television. |
| | Ensure that accurate information is disseminated describing such items as the locations of shelters, missing persons information hotline, volunteer hotline, rumor control hotline, etc. |
| | Distribute prepared public educational materials. |
| | **Media coordination** |
| | Establish and maintain contact with the EOC and/or the ICP. |
| | Prepare press releases and ensure that all press releases and official information is reviewed by CEO. |
| | Verify that information is accurate before releasing it to the media. |
| | Schedule media briefings. |
| | Establish a Public Information Center as the central point from which municipal news releases are issued at City Hall. |
| | Assist the county in establishing a Joint Information Center (JIC; the JIC can be used by agency representatives for releasing information to the news media). |
| | Coordinate public information activities with the County PIO and the JIC. |
| | Schedule interviews between the CEO and media agencies. |
| | Monitor all forms of media, both traditional and social, for rumors, and address rumors as soon as possible |

## PUBLIC INFORMATION

The following agency is responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| City Manger's Office | Communications Director |

The line of succession for representing the Public Information function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Communications Director | City Manager's Office |
| Police - Public Information Officer | Police Department |
| Fire - Public Information Officer | Fire Department |

The **Communications Director** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Public Information function.

| SIGNATURE OF PUBLIC INFORMATION OFFICIAL | |
|---|---|
| Courtney Flynn | 10/3/2025 |

## ANNEX H

## PUBLIC SAFETY

The Public Safety function is concerned with ensuring the safety of all citizens, maintaining law and order, protecting public and private property and providing protection for essential industries, supplies and facilities.

The Public Safety Official will maintain liaison and coordinate emergency management and response activities with the Public Safety function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#13 – Public Safety and Security/Law Enforcement, ESF#17 – Animal Care, ESF#18 – Military/Defense Support to Civil Authorities.

Responsible Agency: **Police Department, Fire Department & Contracted EMS Service**

### Public Safety Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another from the agency to staff the EOC and implement the plan. |
| | **Response activities** |
| | Provide security and access control at critical facilities and incident sites, including:<br>• Emergency Operations Center (EOC) / Alternate Emergency Operations Center<br>• Incident Command Post(s) (ICP)<br>• Troy PD Lock-up Facility<br>• Incident Site(s) / Crime Scenes / Evacuated areas<br>• Shelter(s)<br>• Temporary Morgue<br>• Other locations, as required |
| | Implement any curfews ordered by the governor or CEO. |
| | Enforce evacuation orders. Coordinate and assist in evacuations. |
| | Ensure jails are notified of potential threat, including safety and security concerns. |
| | Assist Fire Services with search and rescue operations, including animals. |
| | Investigate incidents and provide intelligence information to county, state and federal officials. |
| | **Transportation** |
| | Identify and secure unusable roads. (Use Fire Services and Public Works for support, if necessary). |
| | Identify evacuation routes, and coordinate deployment of needed barricades and signs. Consider affected intersection controls. Request necessary assistance from Public Works. |
| | Ensure vehicles on evacuation routes are removed. If necessary, request that Public Works agencies move vehicles off the road. Maintain record of where vehicles are being taken. |
| | Coordinate with the Road Commission or Public Works in rerouting traffic and putting the appropriate signs in place. |
| | **Assistance to other agencies** |
| | Assist in searching for bombs and explosive devices in connection with terrorism / weapons of mass destruction (WMD) or other catastrophoic events. |
| | Assist Warning function in warning the public, when necessary, to include door-to-door warning. |
| | Assists the medical examiner with mortuary services and identification of victims, as necessary. |
| | Assist families isolated by the effects of the disaster, to include in-person wellness checks, especially identified affected access and functional needs populations. |

## PUBLIC SAFETY

The following agencies are responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Police Department | Chief of Police |

The line of succession for representing the Public Safety function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Chief of Police | Police Department |
| Captain | Police Department |
| Lieutenant | Police Department |

The **Chief of Police** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Public Safety function.

| SIGNATURE OF PUBLIC SAFETY OFFICIAL | |
|---|---|
|  | 9/26/2025 |

## ANNEX I

## PUBLIC WORKS

The Public Works function is responsible for conducting pre- and post-incident assessments, ensuring critical services are met through existing contracts, providing technical assistance and engineering expertise and construction management, providing emergency repair of damaged public infrastructure and critical facilities, and the clearing of debris from public roads.

The Public Works Official will maintain liaison and coordinate emergency management and response activities with the Public Works function at the county level. This annex relates to the following annex(es) in the Oakland County EOP: ESF#1 – Transportation/Transportation Infrastructure, ESF#3 – Public Works and Engineering and ESF#12 – Energy and Energy Infrastructure.

Responsible Agency: **Department of Public Works**

### Public Works Checklist

| | |
|---|---|
| | Report to the EOC, when activated, for scheduled exercises and disasters, or delegate another from the agency to staff the EOC and implement the plan. |
| | **Response activities** |
| | Coordinate debris removal activities (see Attachment A for Debris Management Guidelines). |
| | Coordinate activities designed to control the flow of floodwater, or assist in diking operations. |
| | **Damage assessment** |
| | Provide engineering expertise to inspect public structures and determine if they are safe to use. |
| | Provide DA information for roads, bridges, buildings, infrastructure, etc. to DA function. |
| | **Transportation** |
| | Provide barricades and signs for road closures and boundary identification (to include activating MAA/MOUs if additional barricades are needed). |
| | Provide technical expertise in road weight limits, road capacity, etc., to determine whether evacuation routes are adequate for traffic flow. |
| | Notify law enforcement of the location(s) of disabled vehicles. |
| | Contact appropriate Michigan Department of Transportation (MDOT) and Oakland County transportation officials to request travel restrictions on state and county roads, if necessary. |
| | **Assistance to other agencies** |
| | Assist in identifying access control areas. |
| | Assist with restricting access or rerouting traffic, as necessary. |
| | Assist with urban search and rescue activities, if necessary. |
| | Maintain contact with local utilities (gas, electric, water/sewer, etc) to determine the extent and cause of damage and outages. Report this information and restoration schedules to EOC staff. |
| | Coordinate with utility companies in the restoration of essential services. |
| | **Logistics** |
| | Maintain resource inventory lists. Maintain resource readiness for deployment. |
| | Provide vehicles and personnel to transport essential goods, such as food and medical supplies, when directed by the EOC staff. |
| | In conjunction with public health, help identify sources of potable water. |
| | Assist in identifying and obtaining the appropriate construction equipment to support disaster response and recovery operations. |
| | Provide emergency generators and lighting. Consider refueling plan for equipment. |
| | Oversee the repair and restoration of key facilities. Prioritize repairs as appropriate. |

# PUBLIC WORKS

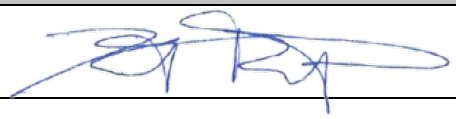
The following agencies are responsible for this annex:

| AGENCY | TITLE OF CONTACT |
|---|---|
| Department of Public Works | Public Works Director |

The line of succession for representing the Public Works function during a response to an emergency or disaster situation is:

| TITLE | AGENCY |
|---|---|
| Public Works Director | Department of Public Works |
| Public Works Deputy Director | Department of Public Works |
| Water and Sewer Operations Manager | Department of Public Works |

The **Public Works Director** is responsible for reporting or delegating another individual from their agency to report to the EOC during scheduled exercises or emergencies to coordinate and represent the Public Works function.

| SIGNATURE OF PUBLIC WORKS OFFICIAL | |
|---|---|
|  | 9/30/2025 |

## APPENDIX 1

## CATASTROPHIC EVENT

This Catastrophic Event appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigation against, prepare for, respond to, and recover from catastrophic emergencies or disasters.

**Situation:**

Catastrophic events include any disaster that results in mass casualties, damage, or disruptions affecting the population, infrastructure, environment, economy, moral, or government functions. This incident-type may include or be completely separate from other hazard-specific Appendices 2-7 in this document.

**Concerns:**

1. Impact may be sustained over a prolonged period of time and almost immediately exceeds the resources available for necessary response tasks.

2. Government operations and emergency services will be significantly interrupted. This can result in a security concern.

3. Large fatalities and injuries may result and hospitals may become overwhelmed and run out of critical supplies including: beds, medical supplies, staff, etc.

**Concept of Operations:**

1. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local “state of emergency” declaration.

2. Notification of the event should be made to Oakland County Emergency Management.

3. Local responders will work to save lives, attend to the injured victims, and transport patients to medical facilities. Actions will also be taken to protect property and critical infrastructure, and reduce the risk of additional disasters.

4. Mass casualty, evacuation, and sheltering plans should be considered.

**Prevention/Mitigation:**

1. Educate public on warning systems, home safety, personnel preparedness kits, checklists, and evacuation routes.

**Preparedness:**

1. Develop a mass casualty, evacuation, and sheltering plan.

2. Train and exercise on these plans. Include response agencies, schools, hospitals, etc.

3. Develop pre-scripted warnings for radio stations and ensure that individuals requiring FNSS are able to receive the message. Test emergency communications systems on a regular basis.

**Response:**

Consider the involvement of the following departments:

- Emergency Management / City Manager's Office
- Fire Department
- Law Enforcement
- Public Works Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Prepare for a long-term recovery.

2. Complete search and rescue activities.

3. End emergency shelter and feeding operations.

4. Restore of major services.

5. Complete major reconstruction projects.

6. Conduct damage assessment and determine if any possible disaster funds are available (e.g. public or individual assistance, section 19, etc.).

## APPENDIX 2

## FLOOD INCIDENT

**Purpose:** This Flood Incident appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigation against, prepare for, respond to, and recover from flood/dam failure emergencies or disasters.

**Situation:**

A flood is a natural event for rivers and streams and occurs when a normally dry area is inundated with water. Excess water from snow melt or rainfall accumulates and overflows onto the stream banks and adjacent floodplains. Floods are considered hazards when people and property are affected. In Michigan, flooding occurs commonly an can occur from various sources during any season of the year.

Flooding in the City of Troy can be attributed to both riverine flooding (when a body of water rises onto normally dry land) and urban/depressional flooding (rainfall overwhelming the capacity of drainage systems in a built environment).

**Concerns:**

1. There may be little or no advanced warning that flooding is eminent.

2. Flooding is the most frequent type of disaster that occurs in Michigan.

**Concept of Operations:**

1. Prepare for flooding event if severe weather warnings or watches are issued.

2. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local “state of emergency” declaration.

3. Notification of major event should be sent to the Oakland County Emergency Management.

4. Assessment of flooding event should focus on determining the following:

    a. Location, scope, magnitude, and expected duration of event.

    b. Number of injuries and deaths.

    c. Property, environmental, and agricultural damage incurred.

    d. Impacts to critical infrastructure, facilities, and services. (This includes communications and internet service provider facilities).

    e. Economic and social consequences.

    f. Anticipated resources needs of the response and recovery operations.

5. Requested equipment, materials, supplies and personnel will be secured through local resources and/or MAA/MOUs. If local resources are exhausted, county and state assistance may be requested.

**Mitigation:**

1. Parts of the City of Troy are identified as falling into the FEMA Floodplain of varying levels.
2. There are currently no “High or Significant Risk” dams located within the City of Troy.
3. Avoid building in flood plain areas.
4. Work with EGLE to promote floodplain and shoreline management activities.

**Preparedness:**

1. Continuously update and maintain this appendix and other flood event procedures.
2. Provide training (e.g., water rescue and awareness) and perform exercises specific to flooding event procedures.

**Response:**

Consider the involvement of the following departments:

- Emergency Management / City Manager’s Office
- Department of Public Works
- Fire Department
- Police Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Promote and coordinate restoration of affected areas to their pre-flood condition.
2. Implement measures to reduce or eliminate the long-term effects of flood damage to buildings, manufactured homes, and other structures.
3. Continue to evaluate what possible disaster funds may be available (e.g., public, or IA, Section 19, etc.).

## APPENDIX 3

### Hazardous Material (HAZMAT) INCIDENT

**Purpose:** This HAZMAT Incident appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigation against, prepare for, respond to, and recover from HAZMAT emergencies or disasters.

**Situation:**

A hazardous materials incident could be the result of an uncontrolled release of a hazardous material from a fixed site (building, structure, fixed equipment, etc) or during transport, posing a risk to life, health, safety, property or the environment.

The City of Troy is vulnerable to incidents of both types with numerous hazardous materials sites throughout the city and the transportation of hazardous materials taking place over both the roadway and rail.

**Concerns:**

1. There may be little or no advanced warning of a HAZMAT incident.

2. Extreme caution must be used because of the nature of HAZMAT products.

**Concept of Operations:**

1. If a HAZMAT incident occurs, the owner/operator is required to notify the City of Troy.

2. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local “state of emergency” declaration.

3. Notification of major event should be sent to Oakland County Emergency Management.

4. The local government is responsible for initial emergency response and incident command. First responders initially assess and identify the scope of the incident according to the recognized response procedures, and request additional resources as necessary.

5. The party responsible for the release is also responsible for the containment and cleanup, under the supervision of EGLE.

6. Requested equipment, materials, supplies and personnel will be secured through local resources and/or MAA/MOUs. If local resources are exhausted, county or state assistance may be requested.

**Prevention/Mitigation:**

1. Located within the City of Troy, there are 50 SARA Title III, Tier II Sites reporting hazardous substances.

2. Interstate-75, a main thoroughfare through the State of Michigan, is often utilized to transport hazardous materials, that enters the City of Troy near the southeast corner of the City and exits near the northwest corner of the City. Other main roads in the City of Troy are also known to carry hazardous materials including Rochester Road (M-150), Big Beaver Rd, and Crooks Rd.

   Canadian National Railroad also runs along the southwest portion of the City of Troy, with the potential of carrying hazardous materials through this area as well.

**Preparedness:**

1. Continuously update and maintain this annex and other HAZMAT procedures (e.g., SARA Title III plans).

2. Provide training (e.g., HAZMAT, ICS) and perform exercises specific to HAZMAT procedures.

3. Training in handling HAZMAT incidents will be on-going and includes individuals from the fields of fire suppression, health and medical, and law enforcement.

4. Coordinate with the LEPC.

5. Evacuation routes and procedures are identified, tested, and provided to the general public.

**Response:**

Consider the involvement of the following departments:

- Emergency Management / City Manager's Office
- Fire Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Department of Public Works
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Determine that the incident has been stabilized and is no longer a threat to life, property, and the environment.

2. Implement re-entry procedures and release traffic controls and other support elements.

3. Ensure clean-up operations are coordinated and completed.

## APPENDIX 4

## SEVERE WEATHER EVENT

**Purpose:** This Severe Weather Event appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigation against, prepare for, respond to, and recover from severe weather emergencies or disasters such as high wind and severe temperature events.

**Situation:**

The City of Troy is susceptible to many natural hazards that are directly associated with short-term extreme weather events or prolonged abnormal weather patterns. Weather conditions of concern include thunderstorm hazards (including lighting, hail, high-winds, tornadoes, etc), winter weather hazards (including snow, freezing rain and sleet, or extreme cold), or extreme heat conditions.

**Concerns:**

1. There may be little advanced warning of a severe weather event and some people may ignore the severe weather warning.

2. Response and recovery efforts may be hampered due to critical infrastructure being destroyed.

3. Responders may have critical needs of their own due to the severe weather event.

**Concept of Operations:**

1. The Emergency Alert System (EAS), issued through Oakland County Emergency Management, will broadcast weather watches and warnings issued by the National Weather Service (NWS). Methods are in place to warn populations and individuals with access and functional needs, to include outdoor warning siren activations, social media support, and opt-in messaging options at both the local and county levels.

2. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local “state of emergency” declaration.

3. Notification of major event will be sent to the Oakland County Emergency Management.

4. Assessment of severe weather should focus on determining the following:

    a. Location, scope, magnitude, and expected duration of event.

    b. Number of injuries and deaths.

    c. Property, environmental, and agricultural damage incurred.

    d. Impacts to critical infrastructure, facilities, and services.

    e. Economic and social consequences.

    f. Anticipated resource needs of the response and recovery operations.

5. Requested equipment, materials, supplies and personnel will be secured through local resources and/or MAA/MOUs. If local resources are exhausted, county or state assistance may be requested.

**Prevention/Mitigation:**

1. Educate public on severe weather warning systems, home safety, personnel preparedness kits, checklists, evacuation routes, and pre- and post-weather safety procedures.

2. Publicize Severe Weather Awareness Week and Winter Weather Hazards Awareness Week.

3. Modify vulnerable buildings to resist water penetration and/or wind damage.

**Preparedness:**

1. Continuously update, maintain, train, and exercise on this annex and other severe weather plans, policies, and procedures.

2. Develop pre-scripted warnings for radio stations and ensure that individuals with AFN are able to receive the message. Test emergency communications systems on a regular basis.

3. Monitor weather reports.

4. Review resource lists and availability of road-clearing equipment, four wheel-drive vehicles, emergency generators, fuel, chainsaws, etc.

5. Pre-position equipment such as snow/debris-clearing equipment, generators, light sets, fuels, food, cots, and blankets.

4. Pre-identify locations of potential warming/cooling centers for severe temperature events.

**Response:**

Consider the involvement of the following departments:

- Emergency Management / City Manager's Office
- Fire Department
- Department of Public Works
- Police Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Conduct debris removal activities.

2. Verify that essential services have been restored.

3. Provide public information regarding safe re-entry to damaged areas.

4. Conduct DA and determine if any possible disaster funds are available (e.g., public or IA, Section 19, etc.).

## APPENDIX 5

## CYBER INCIDENT

**Purpose:** This Cyber Incident appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigate against, prepare for, respond to, and recover from cyber emergencies or disasters.

**Common Scenarios:**

Phishing and Social Engineering Attacks:

These are the most prevalent and damaging attacks, often used to gain unauthorized access to systems or sensitive data.

Ransomware Attacks:

Attackers encrypt critical systems or data and demand payment to restore access.

Data Breaches and Unauthorized Access:

Often caused by weak credentials, unpatched systems, or insider threats.

**How a Cyber Incident Affects a Jurisdiction:**
Cyber incidents can have wide ranging impacts on a jurisdiction, particularly at the municipal level:

- Disruption of Critical Services: Attacks on critical IT infrastructure like databases, backups, or DOS attacks can halt essential services.
- Financial and Legal Consequences: Jurisdictions may face ransom payments, recovery costs, and lawsuits.
- Public Safety Risks: Delays in emergency response or manipulation of public systems (911 systems) can endanger lives.
- Loss of Public Trust: Citizens expect their data and services to be secure. A breach can erode confidence in local government.
- A cyber incident may result in compromised PII that may require the notification of affected individuals.
- Cyber incidents are significant disruptions to IT and data services that can be the result of deliberate attacks on cyber systems or might be accidental/inadvertent. Both humans and/or technology can cause vulnerabilities to cyber incidents.
- Cyber incidents might directly impact local governments, critical infrastructure and relevant private organizations in the City of Troy.
- The secondary impacts of a cyber incident may affect any or all community lifelines.
- The response to a cyber incident may require the technical restoration of IT systems, the management of impacts to community lifelines caused by the consequences of the cyber incident, or both.

- A cyber incident will likely be a no-notice event (although unrealized infiltration of IT systems may have occurred weeks or months prior to a cyber-attack).
- Affected parties may not immediately report a cyber-attack and its impacts quickly and accurately.
- Responders may not be able to address critical response functions because of an inability to utilize electronic and communications equipment, and/or to access critical networks and files.
- A major cyber incident will require close coordination with local, state, and federal government partners as well as businesses and critical infrastructure operators.

**Concept of Operations:**

1. The local EOC may be activated. Responding agencies will report to the EOC.
2. The EOC will manage the cascading consequences of a cyber incident (e.g., communications outages, infrastructure impacts, etc.) in accordance with the all-hazards considerations established in this plan.
3. If impacted, the City of Troy IT Department will serve as the lead agency for maintaining, restoring, and recovering City of Troy IT systems and networks.

   The City of Troy Police Department, along with the Michigan Cyber Command and the FBI, will serve as the lead agency for criminal investigations of cyberattacks.
4. Notification of the event should be sent to the MSP/EMHSD DC and entered into the MI CIMS (if possible). https://micims.webeocasp.com/micims/default.aspx
5. All cyber incidents should be reported to the MC3 and the FBI IC3 (https://www.ic3.gov/). Large-scale cyber incidents, particularly those that may be linked to cyber terroist activities, coordination with the MIOC, MC3, State of Michigan CDRT, and the MI-NGCT can be facilitated through MSP/EMHSD and the SEOC.
6. The following has been established as the priority order for the restoration of computer systems and networks during a cyber incident (but can be adjusted based on specific incident needs):
   - Migration to the City DR site servers at the school district data center.
   - Mission-critical Application VMs
   - Authentication systems
   - Network infrastructure
   - Backup services
   - Phone system

**Prevention/Mitigation:**

1. Coordinate with the City of Troy IT department to educate City of Troy employees about cyber risks and best practices.

2. Create regular offline backups of EM-related documents and files and frequently test the backup process.

3. Keep paper copies of relevant plans, procedures, and forms, etc., as backups in case computer systems fail.

**Preparedness:**

1. Continuously update and maintain this annex and other cyber incident procedures.

2. Provide training and conduct exercises specific to cyber incident procedures.

3. Incorporate communications blackout scenarios into EOC exercises that test the use of backup paper forms, out-of-band communications plans, etc.

4. Engage in proactive cybersecurity event monitoring through the City of Troy IT department. Receive warnings on cybersecurity threats from the Michigan Information Sharing and Analysis Center. Share information with the MC3, FBI, and the US Cybersecurity & Infrastructure Security Agency.

5. Monitor City of Troy network and computer systems through the IT department.

6. Maintain the Continuity of Operations Plan.

**Response/Agency Roles and Responsibilities:**

**IT Department:**

1. During cyber incidents, serve as the lead agency for managing the potential consequences and cascading impacts on community lifelines in accordance with the all-hazards considerations established in this plan.

2. Evaluate potential impacts on critical infrastructure and life safety systems.

3. Coordinate with critical infrastructure operators and relevant private businesses impacted by a cyber incident.

4. Work with the PIO to notify the public and, if applicable, those whose data may be compromised.

5. Activate the City of Troy Continuity of Operations Plan, if needed.

6. Serve as the lead agency for cyber response and manage impacts to the City of Troy's computer systems and networks.

7. Continuously monitor City of Troy IT systems to identify additional attacks or impacts.

8. Isolate and eliminate threats to and restore City of Troy IT systems.

9. Coordinate with hardware, software, and cyber security vendors.

10. Coordinate with external service providers to ensure they take additional measures to secure IT infrastructure and systems.

11. Determine additional IT resource needs.

12. Coordinate with the MIOC, MC3, State of Michigan CDRT, and the MI-NGCT during large scale cyber incidents. (The City of Troy IT Department may establish communications with these stakeholders through the MSP/EMHSD and/or SEOC.)

**Troy Police Department**:

1. Collect forensic evidence and conduct the law enforcement investigation into potential attacks in coordination with state and federal law enforcement agencies, if applicable.

2. Coordinate with the MSP, FBI, and the MC3 during the criminal investigation of the cyber incident.

**Recovery:**

1. Following a cyber incident involving City of Troy systems and networks, restore and/or rebuild information the impacted technology systems.

2. Increase resilience and eliminate opportunities for cyber incidents during systems restoration.

3. Continue to support ongoing criminal investigations following cyber-attacks.

## APPENDIX 6

## POWER OUTAGE INCIDENT

**Purpose:** This Power Outage Incident appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigate against, prepare for, respond to, and recover from widespread power outage emergencies or disasters.

**Situation:**

Electrical service for the City of Troy is provided by DTE Energy. The extent of power system failures can range from localized outages that affect a single home or building, to widespread blackouts that impact entire regions. Electrical outages are often related to severe weather events, which occur numerous times per year. Many different hazards become present during electrical outages including public health risks, safety impacts, and loss or damage to property.

**Concerns:**

1. There may be little or no advanced warning to a widespread power outage.

2. This annex is concerned with activities to manage the impacts that a sustained loss of power would cause in the community, not with the technical activities needed to repair utility infrastructure and restore electricity.

3. Local governments generally do not have control over their energy systems and can only encourage, but not compel utility operators to implement electricity system hardening strategies.

4. Critical facilities that may require priority power restoration during a prolonged outage may include public safety facilities (such as police and fire stations), medical facilities (hospitals, long-term care facilities, facilities or areas with concentrations of residents that rely on electrical medical equipment, etc.), transportation infrastructure (intersections, railroad crossings, etc.), water/wastewater infrastructure (pump stations, treatment plants, sewer systems, etc.), communications infrastructure (cell and radio towers, switch centers, server facilities, etc.), gas stations, public-facing businesses (grocery stores, pharmacies, banks, etc.), etc.

5. Power outages can occur based on a wide variety of causes, such as weather-related damage to infrastructure (e.g., due to high winds, accumulation of snow and ice, lightning, flooding, etc.), other impacts on infrastructure (e.g., fires, sabotage, wear and tear, etc.), brownouts during times of high demand (e.g., during heat waves), etc.

6. Approximately 15 percent of backup generators fail after 24 hours of continuous use, and most battery backups fail within 8 to 24 hours of use.

**Concept of Operations:**

1. Prepare for potential power outages if weather forecasts indicate conditions that could likely result in outages (e.g., high winds, heat waves, etc.).

2. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local “state of emergency” declaration.

3. Notification of a major incident will be sent to Oakland County Emergency Management.

4. Monitor impacts of event and coordinate resources and supplies to prevent and/or mitigate cascading outage impacts. Gather information on impacted critical infrastructure facilities.
5. Coordinate resources, supplies, and services to assist electrically dependent AFN populations. Monitor impacts to medical facilities.

6. Secure requested equipment, materials, supplies and personnel through local resources and/or MAA/MOUs. If local resources are exhausted, county or state assistance may be requested.

7. Coordinate with utility companies, with EOC representation, if possible, to identity restoration priorities.

8. Communication with public to provide coordinated and accurate information, to include safety messages.

**Prevention/Mitigation:**

1. Maintain capability to provide auxiliary power to the EOC (and alternate EOC).

2. Keep paper copies of relevant plans, procedures, and forms, etc., as backups if computer systems fail.

3. Encourage utility providers to implement electricity system hardening strategies (such as replacement of wooden poles, burying of lines underground, vegetation management, promotion of smart grid technologies, etc.).

4. Promote building codes that favor energy efficiency and architectural designs that reduce energy needs.

**Preparedness:**

1. Continuously update and maintain this appendix and other power outage incident procedures.

2. Provide training and perform exercises specific to power outage incident procedures.

3. Incorporate black out scenarios into EOC exercises that test the use of backup paper forms, etc.

4. Provide public education materials on outage preparedness.

5. Maintain lists of gas stations with generators or ability to operate pumps with generator power.

**Response:**

Consider the involvement of the following departments:

- Emergency Management /City Manager's Office
- Department of Public Works
- Fire Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Police Department
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Coordinate the return of displaced residents to their homes.

2. Share information on potentially available recovery programs, such as food replacement benefits for recipients of SNAP benefits, SBA low-interest loans for businesses and NGO, etc.

3. Coordinate with MSP/EMHSD, coordinated through Oakland County Emergency Management, to identify potential state or federal mechanisms to expedite critical infrastructure restoration (e.g., regulatory relief, restoration logistics support).

## APPENDIX 7

### Weapons of Mass Destruction (WMD) & TERRORISM INCIDENT

This WMD and Terrorism Incident appendix will identify and describe concerns, capabilities, training, agencies, and resources that will be used to mitigation against, prepare for, respond to, and recover from WMD and terrorism emergencies or disasters.

**Situation:**

A Weapon of Mass Destruction (WMD) includes any explosive, incendiary, chemical, biological, or radiological/nuclear device intended to cause widespread harm, destruction, and casualties among the civilian population and disrupt societal functions. A WMD incident could occur anywhere within the City of Troy.

Terrorism includes an intentional, unlawful use of force, violence, or subversion against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof in furtherance of political, social, or religious objectives. Terrorism can take many forms. A terrorism incident could occur anywhere within the City of Troy.

**Concerns:**

1. Multiple and nearly simultaneous events may occur for the purpose of increasing incident impact (communications, transportation, pipelines, etc.) and to escalate fear and panic among the public or initiating one event in an attempt to influence another event's outcome.

2. Responders are at a high risk during WMD and terrorism incidents, e.g., due to presence of adversaries, the use of chemical agents that may not be readily detectable or identifiable, etc. Emergency responders may also be targets for secondary incidents.

3. There will likely be a stronger reaction from the public than with other types of incidents.

4. Support facilities and systems, such as utilities (e.g., power generation, electrical grid, gas pipelines, etc.), 911 centers, hospitals and other critical infrastructures may be or become targets.

**Concept of Operations:**

1. Once a WMD/terrorism incident is suspected or occurs, local law enforcement, fire, and EMS will respond, following established procedures, and establish an Incident Command Post (ICP).

    a. Identify and establish control zones for suspected agent or device used. Control access.
    b. Ensure that responders have appropriate equipment for hazards.
    c. Ensure scene security and evidence preservation.
    d. Protect critical infrastructure.

2. The City of Troy EOC may be activated to support to the ICP(s). Responding agencies will be coordinated through the City of Troy EOC. Consider local "state of emergency" declaration.

3. Notification of a major event will be coordinated with Oakland County Emergency Management.

4. Local law enforcement, in conjunction with the MSP, FBI and other pertinent law enforcement elements, should complete joint threat assessments to:

    - Promote interagency collaboration by coordinating criminal investigative intelligence relating to the WMD/terrorism attack,

- Enable the jurisdiction to better focus their prevention, protection, and preparedness efforts to reduce the likelihood or effects of an attack and to enhance local response effectiveness, and

- Evaluate potential threats to better identify equipment, training, exercising, infrastructure protection, and/or mutual aid needs necessary to respond effectively.

5. Requested equipment, materials, supplies and personnel will be secured through local resources and/or MAA/MOUs. If local resources are exhausted, county and state assistance may be requested.

**Prevention/Mitigation:**

1. State and local law enforcement agencies will share information and intelligence concerning potential acts of terrorism to eliminate the threat or minimize the impact on the community.

2. Identify, discover, or locate threats through active and passive surveillance and search procedures.

3. Determine the means and method of the terrorist act, including the preparation of the act, in an effort to prevent initial or follow-up acts.

4. Promote campaigns and encourage the reporting of suspicious activity and behavior by the public.

5. State and local law enforcement and fire services agencies will coordinate training.

**Preparedness:**

1. Continuously maintain and update this appendix and other documents.

2. Terrorism planning materials and concepts should be included in the regular emergency preparedness training and exercise schedule.

3. Direct any suspicious activity or advanced knowledge of threats through law enforcement channels.

**Response:**

Consider the involvement of the following departments:

- Emergency Management / City Manager's Office
- Police Department
- Fire Department
- Contracted EMS Agency Representative (coordination with Oakland County Health Department)
- Mass Care, Emergency Assistance, Housing and Human Services representative

**Recovery:**

1. Provide critical incident stress counseling for survivors and responders.

2. Relocate survivors and provide long-term sheltering.

3. Inspect and the site or building for safety and decontaminate, if necessary.

4. Issue a quarantine period if a biological attack occurred.

**ATTACHMENT A**

Debris Management Guidelines

The City of Troy is responsible for debris management activities. The following guidelines represent a checklist of actions that agency officials must consider for providing effective debris management.

**Guidelines:**

Debris Clearance – *Occurs in the first 24-72 hours and generally focuses on clearing roadways for emergency vehicles & rescue operations to have unobstructed routes to critical facilities.*

a. Maintain detailed record keeping (critical for possible reimbursement)
    i. Document all expenses and time involved in the debris removal process
b. Coordinate with public utilities and waste haulers
c. Consider how to handle access to private property
    i. Right-of-entry, hold-harmless agreements
d. Consider health & safety concerns (obtain detailed safety plans from contractors)
e. Obtain any necessary permits and/or waivers

Debris Removal – *The management and disposal of accumulated debris after life-safety has been addressed*

f. Consider the following steps in the debris management process:
    i. Removal
    ii. Transportation/hauling routes
    iii. Temporary storage/staging site selection & management
        1. Consider water tables, affected populations, terrain
    iv. Monitoring/load tickets/weights & measures
    v. Sorting/Processing
    vi. Recycling of applicable materials
    vii. Reduction (Chipping, grinding, burning)
    viii. Final disposition/landfill or other

**When Trash Removal Providers are Individually Contracted by Residents:**

a. If the jurisdiction does not provide trash removal services to residents under normal circumstances, after a large emergency, if the private company is unable or unwilling to remove the debris, it will become the responsibility of the local jurisdiction to ensure health and safety to their residents.
b. Contact local private companies to see what, if any, services they will provide their contracted residents with debris removal caused by an emergency.
c. Track all costs associated with the debris removal.
d. Contact DPW (if applicable) to determine what equipment is owned by the jurisdiction and if any can be used for this purpose.
e. Contact neighboring communities who provide trash removal on a daily basis. If they were unaffected by the disaster, see if they can provide some assistance for equipment, temporary storage locations and/or transport to landfill.
f. Identify a location (possibly parking lot) that can be used for temporary storage site of garbage.
g. Request guidance from DEQ on permits and licenses.
h. Contact landfill to set-up contract, rates and drop off schedule.
i. Set hours and map out pick-up locations of affected areas. Send out public messages regarding the services available and process.
j. Consider requiring residents to drop off debris to one identified site. The jurisdiction won't need the trucks, staff or logistics for curb side removal but will have to load semi-trucks and take to landfill.

**Attachment B: Declaration Process**

| LEVEL | MAJOR ACTIONS |
|---|---|
| **INCIDENT OCCURS** | • Initial incident intelligence collected / evaluated / reported by first responders.<br>• Incident Command established in accordance with situational circumstances.<br>• Initial life safety and property protection measures taken.<br>• Key officials notified. |
| **LOCAL JURISDICTION; COUNTY EMERGENCY MANAGEMENT PROGRAM** | • Jurisdiction submits initial incident information and updates as necessary.<br>• Jurisdiction collects / compiles assessment data per local procedures; field inspection teams collect data; local response agencies provide data through EOC.<br>• Jurisdiction may activate local EOC to monitor situation and coordinate response.<br>• Jurisdiction may declare local "state of emergency" and request state and federal assistance.<br>• Jurisdiction coordinates with county emergency management program.<br>• Local PIO issues media releases and public advisories per local procedures.<br>• Jurisdiction submits detailed DA information within 72 hours of incident; updates initial incident information as necessary. |
| **MSP/EMHSD** | • SEOC may be activated to monitor situation and coordinate response.<br>• MSP/EMHSD District Coordinator assists jurisdiction in assessing and analyzing situation; determines scope and magnitude of event; determines supplemental resource needs.<br>• MRIAT may be activated to provide supplemental assessment assistance.<br>• SEOC Planning Section compiles and analyzes incoming assessment data.<br>• PIOs issue media releases and public advisories per MEMP; JIC may be activated.<br>• Governmental agencies and private relief organizations are alerted to standby status; may provide immediate support to address threats to public health, safety and welfare. |
| **GOVERNOR** | • May declare "state of emergency" or "state of disaster" under 1976 PA 390, as amended; state assistance rendered to supplement local efforts.<br>• May activate MEMAC / EMAC if appropriate.<br>• May request federal disaster relief assistance, if warranted, through FEMA Region V in Chicago, Illinois. |
| **FEMA** | • May provide direct response assistance under National Response Framework (NRF) to save lives, prevent injuries, protect property and the environment.<br>• Conducts PDA; state and local personnel assist in PDA process.<br>• FEMA Region V reviews and analyzes Governor's request; FEMA Headquarters (Washington, DC) makes recommendation to President. |
| **PRESIDENT** | **Issues Declaration:**<br>• Federal disaster assistance programs are activated.<br>**OR**<br>**Denies Declaration:**<br>• Limited federal assistance may still be available.<br>• Governor may provide assistance through State Disaster Contingency Fund under 1976 PA 390, as amended, if sufficient state resources (financial and/or materiel) are available. |

500 West Big Beaver
Troy, MI 48084
troymi.gov

**City Manager' Office**
248-524-3416

Declaration date: (insert date)

To: Director of Oakland County Emergency Management & Homeland Security,

On (insert date the incident occurred), the City of Troy, Oakland County, Michigan sustained widespread or severe damage, injury or loss of life or property caused by (describe the type of incident – e.g., tornado, flood, ice storm, etc.). As a result of this situation, the following conditions exist: (describe the impact on the jurisdiction and the area affected – e.g., many homes and businesses destroyed; numerous deaths and injuries in the southern part of the county; high school and four elementary schools severely damaged; only bridge connecting the east and west sections of the county completely destroyed; etc.).

Therefore, as Mayor of the City of Troy, in accordance with Section 10 of 1976 Public Act 390, as amended, I hereby declare that a "state of emergency" exists within our jurisdiction as of (insert date), and that local resources are being utilized to the fullest possible extent. The response and recovery elements of our emergency operations plan have been activated.

Authorized by: (insert name) – City Manager & Liaison to Oakland County Emergency Management

Signature: _____
Chief Executive Official

Authorized by: (insert name) – Mayor

Signature: _____
Chief Elected Official

## Attachment D: Glossary

**ACCESS CONTROL POINT -** A point established by law enforcement officials to control access to a hazardous or potentially hazardous area.

**AFTER ACTION REPORT (AAR) / IMPROVEMENT PLAN (IP) -** These are the main products of the evaluation and improvement planning process. The AAR captures observations of an exercise and makes recommendations for post-exercise improvements; and an Improvement Plan (IP), which identifies specific corrective actions, assigns them to responsible parties, and establishes targets for completion.

**AMERICANS WITH DISABILITES ACT (ADA) -** The ADA is one of America's most comprehensive pieces of civil rights legislation that prohibits discrimination and guarantees that people with disabilities have the same opportunities as everyone else to participate in the mainstream of American life -- to enjoy employment opportunities, to purchase goods and services, and to participate in State and local government programs and services. Modeled after the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color, religion, sex, or national origin – and Section 504 of the Rehabilitation Act of 1973 -- the ADA is an "equal opportunity" law for people with disabilities.

**AMERICAN RED CROSS (ARC) -** The American Red Cross, a humanitarian organization led by volunteers and guided by its Congressional Charter and the Fundamental Principles of the International Red Cross Movement, will provide relief to victims of disaster and help people prevent, prepare for, and respond to emergencies.

**BIOLOGICAL AGENTS** - Living organisms or the toxic materials derived from them that cause disease or harm to humans, animals or plants, or cause deterioration of material. Biological agents may be used as liquid droplets, aerosols, or dry powders.

**CATASTROPHIC INCIDENT (EVENT)** - Any natural or manmade incident, including terrorism that results in extraordinary levels of mass casualties, damage, or disruption affecting the population, infrastructure, environment, economy, national morale, and/or government functions. It may cause national impacts over a prolonged period of time; almost immediately exceeds resources normally available to state, local, tribal and private sector authorities in the impacted area; and significantly interrupts governmental operations and emergency services to an extent that national security could be threatened.

**CENTERS FOR DISEASE CONTROL (CDC) –** CDC works 24/7 to protect America from health, safety and security threats, both foreign and in the U.S. Whether diseases start at home or abroad, are chronic or acute, curable or preventable, human error or deliberate attack, CDC fights disease and supports communities and citizens to do the same.

**CHIEF ELECTED OFFICIAL (CEO) -** The individual elected, either by electorate or by his/her elected peers to be in charge of managing a county of municipality and that is responsible for the review and approval of the EOP and all changed by to the document.

**COMMUNITY EMERGENCY RESPONSE TEAMS (CERT) -** A community-level program administered by the Federal Emergency Management Agency that trains citizens to understand their responsibility in preparing for disaster. The program increases its members' ability to safely help themselves, their family, and their neighbors. Trained CERT volunteers provide immediate assistance to victims in their area, organize spontaneous volunteers who have not had the training, and collect disaster intelligence that will assist professional responders with prioritization and allocation of resources following a disaster.

**COMMAND STAFF** - In an incident management organization, the command staff consists of the IC and the special staff positions of PIO, safety officer, liaison officer, and other positions as required, who report directly to the IC. They may have an assistant or assistants, as needed.

**CBRNE WEAPONS -** Weapons of Mass Destruction are also commonly referred to as "CBRNE" Weapons – an acronym for chemical, biological, radiological, nuclear and explosives / incendiary devices.

**COMMON TERMINOLOGY -** Normally used words and phrases, avoiding the use of different words/phrases for same concepts, to ensure consistency and to allow diverse incident management and support organizations to work together across a wide variety of functions and hazard scenarios.

**COMPREHENSIVE PREPAREDNESS GUIDE (CPG) 101 -** A guide developed by the FEMA and designed to assist jurisdictions with developing emergency operations plans. It promotes a common understanding of the fundamentals of planning and decision-making to help emergency planners examine a hazard and produce integrated, coordinated, and synchronized plans.

**CONTAMINATION -** The deposit of chemical, biological or radioactive material on the surfaces of structures, objects, or persons following a nuclear incident/explosion or a hazardous material incident.

**CONTINUITY OF OPERATIONS -** An effort within individual organizations to ensure that primary mission essential functions continue to be performed during a wide range of emergencies.

**COUNTY OR LOCAL EMERGENCY MANAGEMENT COORDINATOR (EMC) -** A person appointed pursuant to 1976 PA 390, as amended, to coordinate emergency management activities for a county or municipal EMP. Also commonly called County or Local "Emergency Manager."

**CRITICAL INFRASTRUCTURE AND KEY RESOURCES (CIKR)** - Assets, systems, and networks, whether physical or virtual, so vital to the United States that the incapacitation or destruction of such assets, systems, or networks would have a debilitating impact on security, national economic security, national public health or safety, or any combination of those matters.

**CRISIS INCIDENT STRESS DEBRIEFING –** Process that that prevents or limits the development of post-traumatic stress in people exposed to critical incidents.

**CYBER** - Pertaining to computers and their support systems, such as servers, routers, and switches, that support critical infrastructure.

**DAMAGE ASSESSMENT (DA) -** The systematic process of determining and appraising the nature and extent of the loss, suffering, or harm to a community resulting from an emergency or disaster.

**DECONTAMINATION –** The reduction or removal of contaminating material from a structure, area, object, or person. Decontamination may be accomplished by: 1) treating the surface so as to remove or decrease the contamination; 2) letting the material stand so that the contamination is decreased as a result of natural decay; and 3) covering the contamination.

**DECONTAMINATION CENTER –** A location with shower facilities and a parking area used to monitor evacuees for contamination and to decontaminate evacuees and their belongings. Several centers may be established on the periphery of the hazard area. They may also double as reception centers.

**DEPARTMENT OF HOMELAND SECURITY (DHS)** – A Cabinet-level agency established to coordinate and report directly to the President on all issues related to domestic terrorism preparedness. The mission of the DHS is to oversee and coordinate a comprehensive national strategy to safeguard the country against terrorism and other homeland security threats, and to respond to any attacks that may occur.

**DEPARTMENT OF TRANPORTATION (DOT) -** Serves the United States by ensuring a fast, safe, efficient, accessible and convenient transportation system that meets our vital national interests and enhances the quality of life of the American people, today and into the future.

**DETROIT SOUTHEAST MICHIGAN INFORMATION AND INTELLIGENCE CENTER (DSEMIIC) -** Serves as a node of the MIOC to help streamline the flow of information sharing in southeast Michigan and statewide.

**DISASTER -** An occurrence or threat of widespread or severe damage, injury, or loss of life or property resulting from a natural or human-made cause, including, but not limited to: fire, flood, snowstorm, ice storm, tornado, windstorm, wave action, oil spill, water contamination, utility failure, hazardous peacetime radiological incident, major transportation accident, hazardous materials incident, epidemic, air contamination, blight, drought, infestation, explosion, or hostile military or paramilitary action, or similar occurrences resulting from terrorist activities, riots, or civil disorders, as defined in PA 390.

**DEBRIS MANAGEMENT CENTER (DMC) -** The facility established at or near the EOC from which the debris management function is coordinated.

**DEBRIS MANAGEMENT TEAM (DMT) –** The team made up of representatives of governmental agencies and nongovernmental relief organizations who are responsible for managing the clearance, separation, removal, transportation, storage, reduction, and disposal of disaster debris. g Its mission is to implement this Disaster Debris Management Plan, to protect public health and safety and facilitating response and recovery operations by rapidly and efficiently managing disaster debris.

**DISASTER MITIGATION ACT (DMA) OF 2000 -** Public Law 106-390, signed into law on October 30, 2000, which amended sections of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act) and placed new hazard mitigation planning requirements on states and local governments in order to obtain Stafford Act disaster relief assistance.

**DISTASTOR MORTUARY RESPONSE TEAMS (DMORT)** – Special team that provide victim identification and mortuary services. Teams include private citizens with particular fields of expertise.

**DISASTER RECOVERY CENTER (DRC) -** A facility established within or near the disaster area at which disaster victims (individuals, families or businesses) can apply for disaster aid, and that functions as a "one-stop" information source for disaster recovery and hazard mitigation related issues. DRCs are staffed by personnel from FEMA and other federal agencies, state and local agencies, and private, voluntary relief organizations.

**DISTRICT COORDINATOR (DC) -** The MSP EMHSD employee serving at any of eight MSP District Headquarters, whose primary job is to work directly with local communities on EM activities.

**EMERGENCY -** Any occasion or instance in which assistance is needed to supplement efforts to save lives, protect property and the public health and safety, or to lessen or avert the threat of a disaster or catastrophe.

**EMERGENCY ALERT SYSTEM (EAS) -** A national public warning system that requires broadcasters, cable television systems, wireless cable systems, satellite digital audio radio service (SDARS) providers, and direct broadcast satellite (DBS) providers to provide the communications capability to the President to address the American public during a national emergency.

**EMERGENCY COORDINATION CENTER (ECC)** – The site, established by each state agency, where agency officials gather to provide logistical support, policy direction and technical assistance to the agency representative in the State Emergency Operations Center (SEOC), and to strategically plan and implement the agency's disaster response and recovery activities. Each state agency is tasked to identify, develop and maintain an ECC as part of its emergency and business continuity planning efforts.

**EMERGENCY MANAGEMENT (EM) -** The managerial function charged with creating the framework within which communities reduce vulnerability to hazards and cope with disasters.

**EMERGENCY MANAGEMENT ASSISTANCE COMPACT (EMAC)** - The interstate agreement that streamlines the assistance one governor can lend to another after a natural, technological or human-caused disaster (including a terrorist attack) by providing a framework for flexible response. The EMAC is an arrangement of the states, by the states, and for the states. It addresses all the issues associated with requesting assistance, reimbursement of services, workman's compensation insurance, and liability in advance of a disaster.

**EMERGENCY MANAGEMENT COORDINATOR (EMC) -**The person appointed pursuant to 1976 PA 390, as amended, to coordinate emergency management activities for an EMP. Also commonly called County or Local "Emergency Manager."

**EMERGENCY MANAGEMENT INSTITUTE (EMI)** - The training organization established to support the DHS and FEMA's goals by improving the competencies of the U.S. officials in Emergency Management at all levels of government to prepare for, protect against, respond to, recover from, and mitigate the potential effects of all types of disasters and emergencies.

**EMERGENCY MANAGEMENT AND HOMELAND SECURITY DIVISION (EMHSD) –** The division within the MSP that coordinates the homeland security and emergency management activities (prevention / mitigation, preparedness, response and recovery) of state and local government and maintains the MEMP. The commanding officer of the division is designated the Deputy State Director of Homeland Security and Emergency Management.

**EMERGENCY MANAGEMENT PROGRAM (EMP) -**The basic emergency planning and operational entity at the local government level. Each county has an appointed emergency manager and enabling legislation creating an EMP. In accordance with the provisions of 1976 PA 390, as amended, municipalities with a population of 10,000 or more may elect to also appoint an emergency manager and maintain a separate EMP from the county in which they are located.

**EMERGENCY MANAGEMENT PERFORMANCE GRANTS (EMPG) PROGRAM -** the EMPG Program is to make grants to States to assist State, local, territorial, and tribal governments in preparing for all hazards, as authorized by the *Robert T. Stafford Disaster Relief and Emergency Assistance Act.*

**EMERGENCY MEDICAL SERVICES (EMS) -** Services, including personnel, facilities, and equipment required to ensure proper medical care for the sick and injured from the time of injury to the time of final disposition (which includes medical disposition within a hospital, temporary medical facility, or special care facility; release from the site; or being declared dead). EMS specifically includes those services immediately required to ensure proper medical care and specialized treatment for patients in a hospital and coordination of related hospital services.

**EMERGENCY OPERATIONS CENTER (EOC) -** The site at which the coordination of information and resources to support incident management activities normally takes place. An EOC may be a temporary or permanent facility and may be organized by major functional disciplines (e.g., fire, law enforcement, medical services), by jurisdiction (e.g., federal, state, regional, county, city or tribal), or by some combination thereof.

**EMERGENCY OPERATIONS PLAN (EOP) –** The plan developed and maintained by an EMP as a counterpart to the MEMP for the purpose of organizing and coordinating the EM activities of the jurisdiction(s) under the plan. An EOP usually consists of a basic plan or other introductory section with various supporting annexes (sections) for each service or function.

**EMERGENCY PLANNING AND COMMUNITY RIGHT TO KNOW ACT (EPCRA) -** The purpose is to encourage and support emergency planning efforts at the state and local levels and to provide the public and local governments with information concerning potential chemical hazards present in their communities. EPCRA is synonymous with SARA Title III.

**EXECUTIVE DIRECTIVE 2005-9** - A Michigan executive directive issued by that adopted the NIMS as the state standard for incident management in Michigan.

**EXERCISE OFFICER (EO)** - The SME responsible for the design, development and implementing the improvement planning cycle for exercises. An EO also ensures all exercises developed and administered meet grant requirements per the Homeland Security Exercise Evaluation Program (HSEEP).

**EVACUATION -** A population protection strategy that provides for the orderly movement of people away from an actual or potential hazard.

**FEDERAL BUREAU OF INVESTIGATION (FBI)** - As an intelligence-driven and a threat-focused national security organization with both intelligence and law enforcement responsibilities, the mission of the FBI is to protect and defend the United States against terrorist and foreign intelligence threats, to uphold and enforce the criminal laws of the United States, and to provide leadership and criminal justice services to federal, state, municipal, and international agencies and partners.

**FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) -** The primary federal agency that coordinates emergency planning, preparedness, mitigation, response and recovery within the federal government, and administers the president's disaster relief program. FEMA is housed within DHS.

**FIRST RESPONDER** – Local and nongovernmental police, fire, and emergency personnel who in the early stages of an incident are responsible for the protection and preservation of life, property, evidence, and the environment, including emergency response providers as defined in section 2 of the Homeland Security Act of 2002 (6 U.S.C. 101), as well as emergency management, public health, clinical care, public works, and other skilled support personnel (such as equipment operators) who provide immediate support services during prevention, response, and recovery operations. First responders may include personnel from federal, state, local, tribal and NGOs.

**FUNCTIONAL NEEDS SUPPORT SERVICES (FNSS) -** Defined as services that enable individuals to maintain their independence in a general population shelter. FNSS includes: reasonable modification to policies, practices, and procedures, durable medical equipment (DME), consumable medical supplies (CMS), personal assistance services (PAS), other goods and services as needed. Children and adults requiring FNSS may have physical, sensory, mental health, and cognitive and/or intellectual disabilities affecting their ability to function independently without assistance. Others that may benefit from FNSS include women in late stages of pregnancy, elders, and people needing bariatric equipment.

**GENERAL STAFF -** A group of incident management personnel organized according to function and reporting to the IC. The general staff normally consists of the operations section chief, planning section chief, logistics section chief, and finance/administration section chief. An intelligence/investigations chief may be established, if required, to meet incident management needs.

**GEOGRAPHIC INFORMATION SYSTEM (GIS) -** A system for capturing, storing, analyzing and managing data and associated attributes which are spatially referenced to the earth. In the strictest sense, it is a computer system capable of integrating, storing, editing, analyzing, sharing, and displaying geographically-referenced information

**HAZARD MITIGATION -** Any action taken to reduce or permanently eliminate the long-term risk to human life and property from natural, technological and human related hazards.

**HAZARD MITIGATION PLAN (HMP)** – A plan to propose actions that can reduce or prevent harm from hazards. It is a written explanation of hazard mitigation actions that a community might achieve.

**HOMELAND SECURITY GRANT PROGRAM (HSGP) –** A grant program that plays an important role in the implementation of PPD – 8 by supporting the development and sustainment of core capabilities to fulfill the National Preparedness Goal (NPG). The following are descriptions of each HSGP component programs. HSGP is comprised of three interconnected grant programs: State Homeland Security Program (SHSP), Urban Areas Security Initiative (UASI), and Operation Stonegarden (OPSG). These grant programs fund a range of preparedness activities, including planning, organization, equipment purchase, training, exercises, and management and administration.

**HOMELAND SECURITY PRESIDENTIAL DIRECTIVE (HSPD)-5 –** Issued on February 28, 2003 that is intended to enhance the ability of the United States to manage domestic incidents (which include terrorist attacks, major disasters, and other emergencies) by establishing a single, comprehensive NIMS. Refer to the NIMS and NRF definitions for additional information.

**HOMELAND SECURITY PRESIDENTIAL DIRECTIVE (HSPD)-7** – Issued on December 17, 2003 that established a national policy for federal departments and agencies to identify and prioritize U.S. critical infrastructure and key resources (CIKR) and to protect them from terrorist attacks.

**HOT WASH -** A facilitated discussion held immediately following an exercise among exercise players from each functional area that is designed to capture feedback about any issues, concerns, or proposed improvements players may have about the exercise.

**INCIDENT** - An occurrence or event, natural or human-caused, which requires emergency response to protect life or property. Incidents include major disasters, emergencies, terrorist attacks and threats.

**INCIDENT COMMAND -** The ICS organizational element responsible for overall management of the incident and consisting of the IC (either single or UC structure) and any assigned supporting staff.

**INCIDENT COMMANDER (IC):** The individual responsible for all incident activities, including the development of strategies and tactics and the ordering and release of resources. The Incident Commander has overall authority and responsibility for conducting incident operations and is responsible for the management of all incident operations at the incident site.

**INCIDENT ACTION PLAN (IAP)** – An oral or written plan, containing general objectives, reflecting the overall strategy for managing an incident. It may include the identification of operational resources and assignments, as well as attachments that provide direction and important information for management of the incident during one or more operational periods.

**INCIDENT COMMAND POST (ICP)** – The field location at which the primary tactical-level, on-scene incident command functions are performed. The ICP may be co-located with other incident facilities and is normally identified by a green rotating or flashing light.

**INCIDENT COMMAND SYSTEM (ICS) -** A standardized on-scene emergency management structure specifically designed to provide for the adoption of an integrated organizational structure that reflects the complexity and demands of single or multiple incidents, without being hindered by jurisdictional boundaries. The ICS is the combination of facilities, equipment, personnel, procedures, and communications operating with a common organizational structure, designed to aid in the management of resources during incidents. The ICS is used for all types of emergencies and is applicable to small as well as large and complex incidents

**INCIDENT MANAGEMENT TEAM (IMT) -** An IC and the appropriate Command and General Staff personnel assigned to an incident. The level of training and experience of the IMT members, coupled with the identified formal response requirements and responsibilities of the IMT, are factors in determining "type," or level, of IMT.

**INDEPENDENT STUDY (IS) -** The NDEMU distance learning section offers the Independent Study Program (ISP). This is a program which offers training free of charge, to the nation's emergency management network and the general public.

**IN-PLACE SHELTERING -** A population protection strategy that provides for the sheltering indoors of people to prevent contact with a hazard.

**INTEROPERABILITY -** Ability of systems, personnel, and equipment to provide and receive functionality, data, information and/or services to and from other systems, personnel, and equipment, between both public and private agencies, departments, and other organizations, in a manner enabling them to operate effectively together. Allows emergency management/response personnel and their affiliated organizations to communicate within and across agencies and jurisdictions via voice, data, or video-on-demand, in real time, when needed, and when authorized.

**JOINT FIELD OFFICE (JFO) -** A temporary federal facility established locally to provide a central point for federal, state, local and tribal officials with responsibility for incident oversight, direction and/or assistance to effectively coordinate protection, prevention, mitigation, preparedness, response and recovery actions. The JFO will combine the traditional functions of the Joint Operations Center (JOC), the FEMA Disaster Field Office (DFO), and the JIC into a single federal facility.

**JOINT INFORMATION CENTER (JIC) -** A facility established to coordinate all incident-related public information activities. It is the central point of contact for all news media at the scene of the incident. Public information officials from all participating agencies and organizations are co-located at the JIC.

**JOINT OPERATIONS CENTER (JOC)** – A FBI facility established to manage a terrorist threat based upon a graduated and flexible response. The JOC is the focal point for all federal investigative law enforcement activities during a terrorist or potential terrorist incident or any other significant criminal incident. It is managed by the Senior Federal Law Enforcement Official (SFLEO) – normally the FBI Senior Agent-in-Charge (SAC). The JOC consists of four functional groups: Command; Operations; Support; and Consequence Management. The JOC becomes a component of the JFO when the National Response Plan is activated.

**LAW ENFORCEMENT INFORAMTION NETWORK (LEIN) -** A statewide computerized information system, which was established July 1, 1967, as a service to Michigan's criminal justice agencies. The goal of LEIN is to assist the criminal justice community in the performance of its duties by providing and maintaining a computerized filing system of accurate and timely documented criminal justice information readily available to all criminal justice agencies.

**LOCAL EMERGENCY PLANNING COMMITTEE (LEPC) -** Are volunteer based government bodies that are made of local representatives from the community: government, nongovernment organizations, and private industries. They do not respond to actual emergency situations, but attempt to identify and catalogue potential hazards, identify available resources, mitigate hazards when feasible, and write community wide emergency plans.

**LOCAL GOVERNMENT -** Public entities responsible for the security and welfare of a designated area as established by law. A county, municipality, city, town, township, local public authority, school district, special district, intrastate district, council of governments, regional or interstate government entity, or agency or instrumentality of a local government; an Indian tribe or authorized tribal entity.

**LOCAL PLANNING TEAM (LPT)** - A team is a group of individuals responsible for designing, developing, and implementing the community emergency operations plan. Members include first responders and individuals who support the functions of an emergency operation.

**LOCAL STATE OF EMERGENCY -** A declaration by a county or municipality with an appointed emergency manager when circumstances indicate that the occurrence or threat of widespread or severe damage, injury, or loss of life or property from natural or human-made cause exists.

**MICHIGAN CRITICAL INCIDENT MANAGEMENT SYSTEM (MI CIMS) -** Operated and maintained by the MSP/EMHSD for the use by its staff, state and local EM partners, and other authorized users for the purpose of managing, researching or monitoring emergency responses and activities.

**MICHIGAN DEPARTMENT OF AGRICULTURE AND RURAL DEVELOPMENT** - The state agency that assures food safety, agricultural, environmental, and economic interests of the people of the State of Michigan are met through service, partnership, and collaboration.

**MICHIGAN DEPARTMENT OF LICENSING AND REGULATIONS (LARA)** – Supports business growth and job creation while safeguarding Michigan's citizens through a simple, fair, efficient and transparent regulatory structure.

**MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MDNR)** - Is committed to the conservation, protection, management, use and enjoyment of the state's natural and cultural resources for current and future generations.

**MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT)** – Provides the highest quality integrated transportation services for economic benefit and improved quality of life.

**MICHIGAN'S EMERGENCY MANAGEMANET ACT (PA 390) -** An act to provide for planning, mitigation, response, and recovery from natural and human-made disaster within and outside this state; to create the Michigan emergency management advisory council and prescribe its powers and duties; to prescribe the

powers and duties of certain state and local agencies and officials; to prescribe immunities and liabilities; to provide for the acceptance of gifts; and to repeal acts and parts of acts.

**MICHIGAN EMERGENCY MANAGEMENT ASSISTANCE COMPACT (MEMAC)** – The statewide mutual-aid assistance compact, authorized under PA 390 that allows participating jurisdictions to render or receive assistance in time of crisis and share vital public safety services and resources more effectively and efficiently. The MEMAC is designed specifically for those situations in which a participating jurisdiction has exhausted its local resources, or its resources are inadequate or overwhelmed in response to a threat or event being faced, and it requires additional resources to protect public health and safety, property or the environment. (The EMHSD/MSP administers the MEMAC on behalf of the State of Michigan and is responsible for processing requests for resources by participating jurisdictions.)

**MICHIGAN EMERGENCY MANAGEMENT PLAN (MEMP) –** The plan developed and continuously maintained by the MSP/EMHSD for the purpose of coordinating the homeland security and emergency management activities of prevention, mitigation, preparedness, response and recovery within the state.

**MICHIGAN INTELLEGENCE OPERATION CENTER (MIOC)** – The state's fusion center that promotes public safety by operating in a public-private partnership that collects, evaluates, analyzes, and disseminates information and intelligence in a timely and secure manner while protecting the privacy rights of the public.

**MICHIGAN VOLUNTARY ORGANIZATIONS ACTIVE IN DISASTER (MIVOAD) -** Fosters cooperation, communication, coordination, and collaboration among Michigan-based voluntary organizations.

**MITIGATION** - The capabilities necessary to reduce the loss of life and property by lessening the impact of disasters.

**MULTI-AGENCY COORDINATION (MAC) GROUP -** A group of administrators or executive, who are typically authorized to commit agency resources and funds. A MAC Group can provide coordinated decision-making and resource allocation among cooperating agencies, and may establish the priorities among incidents, harmonize agency policies, and provide strategic guidance and direction to support incident management activities. MAC Groups may also be known as multi-agency committees, emergency management committees, or as otherwise defined by the MAC System.

**MUTUAL AID AGREEMENT (MAA)** - A written agreement between agencies, organizations, and/or jurisdictions that indicates that they will assist one another on request by furnishing personnel, equipment, materials, and/or expertise in a specified manner.

**NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS) -** A system mandated by HSPD-5 that provides a consistent nationwide approach for federal, state, tribal, and local governments to work effectively and efficiently together to prepare for, respond to, and recover from domestic incidents regardless of their cause, size or complexity. NIMS core concepts include the ICS; multi-agency coordination systems; UC; training; identification and management of resources; qualifications and certifications; and the collection, tracking, and reporting of incident information and incident resources.

**NATIONAL RESPONSE FRAMEWORK (NRF) -** The framework developed by the federal DHS, pursuant to HSPD-5, which integrates the family of federal domestic prevention, preparedness, response and recovery plans into a single, all-discipline, all-hazards plan for domestic incident management. The NRF is built on the template of the NIMS, which provides a standardized framework for incident management at all jurisdictional levels – regardless of the cause, size or complexity of the incident.

**NATIONAL EXERCISE SCHEDULE (NEXS) -** An online toolkit associated with the Homeland Security HSEEP. The toolkit has templates, tips, and an online scheduling system to help assist an exercise planning team during the design, conduct, evaluation, and improvement planning of an exercise.

**NATIONAL FLOOD INSURANCE PROGRAM (NFIP)** – A federal program to help provide a means for property owners to financially protect themselves. The NFIP offers flood insurance to homeowners, renters, and business owners if their community participates in the NFIP. Participating communities

agree to adopt and enforce ordinances that meet or exceed FEMA requirements to reduce the risk of flooding.

**NATIONAL STRATEGIC STOCKPILE (NSS)** – Repository of antibiotics, vaccines, chemical antidotes, antitoxins, and other critical medical equipment and supplies.

**NATIONAL WEATHER SERVICE (NWS)** – A federal agency that provides weather, water, and climate data, forecasts and warnings for the protection of life and property and enhancement of the national economy.

**NONGOVERNMENTAL ORGANIZATION (NGO)** - A private nonprofit entity that is based on interests of its members, individuals, or institutions and that is not created by a government but may work cooperatively with government. Such organizations serve a public purpose, not a private benefit. Examples include faith-based charity organizations and the ARC.

**PERSONAL PROTECTIVE EQUIPMENT (PPE) –** Equipment to minimize exposure to serious workplace injuries and illness.

**PLANNING** - A systematic process engaging the whole community as appropriate in the development of executable strategic, operational, and/or community-based approaches to meet defined objectives.

**PUBLIC INFORMATION -** Processes, procedures, and systems for communicating timely, accurate, and accessible information on an incident's cause, size, and current situation; resources committed; and other matters of general interest to the public, responders, and additional stakeholders.

**PUBLIC INFORMATION OFFICER (PIO) -** A member of the command staff who serves as the conduit for information to internal and external stakeholders, including the media or other organizations seeking information directly from the incident or event.

**PRELIMINARY DAMAGE ASSESSMENT (PDA) -** An assessment conducted by teams of federal, state and local officials to determine the severity and magnitude of a disaster and also to identify capabilities and resources of state, local and other federal agencies.

**PREPAREDNESS** - The range of deliberate, critical tasks and activities necessary to build, sustain, and improve the operational capability to prevent, protect against, respond to, and recover from domestic incidents. Preparedness is a continuous process involving efforts at all levels of government and between government and private sector and non-governmental organizations to identify threats, determine vulnerabilities, and identify required resources.

**PREVENTION** - The prevention mission area comprises the capabilities necessary to avoid, prevent or stop a threatened or actual act of terrorism. It is focused on ensuring we are optimally prepared to prevent an imminent terrorist attack within the United States.

**PRESIDENTIAL DECISION DIRECTIVE (PDD) 39 -** PDD 39, U.S. Policy on counterterrorism, establishes policy to reduce the nation's vulnerability to terrorism, deter and respond to terrorism, and strengthen capabilities to detect, prevent, defeat, and manage the consequences of terrorist use of WMD.

**PRESIDENTIAL DECISION DIRECTIVE (PDD) 62 -** PDD 62, Combating Terrorism, reinforces the missions of federal departments and agencies charged with roles in defeating terrorism.

**PROTECTION -** Addresses the capabilities necessary to secure the homeland against acts of terrorism and manmade or natural disasters.

**PROTECTIVE ACTIONS ORDERS (PAO) -** Emergency measures taken to protect the population from the effects of a hazard. These may include in-place sheltering or evacuation.

**PROTECTIVE SECURITY ADVISOR (PSA) PROGRAM -** PSAs are trained critical infrastructure protection and vulnerability mitigation subject matter experts. Regional Directors are Supervisory PSAs, responsible for the activities of eight or more PSAs and geospatial analysts, who ensure all Office of Infrastructure Protection critical infrastructure protection programs and services are delivered to state, local, territorial, and tribal stakeholders and private sector owners and operators.

**PUBLC SAFETY ANSWERING POINTS (PSAPS)** – Call center responsible for answering emergency calls for police, fire, and ambulance services.

**RADIO AMATEUR CIVIL EMERGENCY SERVICE (RACES)** - a protocol created by the FEMA and the Federal Communications Commission. Government agencies train their Auxiliary Communications Service (ACS) volunteers using the RACES protocol. The volunteers serve their respective jurisdictions pursuant to guidelines and mandates established by local emergency management officials.

**RECEPTION CENTER -** A center established to register evacuees and assess their disaster-related needs.

**RECOVERY** - The core capabilities necessary to assist communities affected by an incident to recover effectively.

**RECOVERY PLAN** - A plan developed by the state, with assistance from the affected local communities and responding federal agencies, to restore an area affected by a disaster or emergency.

**RESOURCE TRACKING -** A standardized, integrated process conducted prior to, during, and after an incident by all emergency management/response personnel and their associated organizations.

**RESPONSE** - The capabilities necessary to save lives, protect property and the environment, and meet basic human needs after an incident has occurred.

**SECTOR COORDINATING COUNCILS (SCC) -** Principal entities for coordinating with the government on a wide range of critical infrastructure protection activities and issues and are self-organized, self-run, and self-governed, with a spokesperson designated by the sector membership.

**SHELTER -** A facility safe from the effects of a hazard that may be used to house and care for evacuees.

**SMALL BUSINESS ADMINISTRATION (SBA) -** Aids, counsels, assists and protects the interests of small business concerns, to preserve free competitive enterprise and to maintain and strengthen the overall economy of our nation.

**STAGING AREA -** A large parking lot or other suitable open area to provide a base for registration, unloading and transfer of resources, assembly of persons, and a rally point for mutual aid forces.

**STATE COORDINATING OFFICER (SCO) -** Appointed by the Governor to manage all aspects of a federally declared disaster, in cooperation with the Federal Coordinating Officer (FCO). The Division Commander or Assistant Division Commander of the MSP/EMHSD is normally appointed to this position.

**STATE EMERGENCY OPERATIONS CENTER (SEOC) -** The primary center for coordination of state government response and recovery operations maintained and operated by the MSP/EMHSD.

**STANDARD OPERATING PROCEDURES (SOP) -** Detailed procedures that are unique to a specific emergency or disaster situation or those that are written by a specific department or agency to detail the tasks assigned in an EOP.

**STATE OF DISASTER OR STATE OF EMERGENCY -** A declaration by executive order or proclamation by the Governor under the provisions of 1976 PA 390, as amended, which activates the response and recovery aspects of state and local emergency operation plans.

**SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT (SARA) -** Encourages and supports emergency planning efforts at the state and local levels and to provide the public and first responders with information concerning potential chemical hazards present in their communities. This act is the same as the EPCRA.

**TELECOMMUNICATIONS DEVICE FOR THE DEAF (TDD)** - A teleprinter or an electronic device for text communication over a telephone line, that is designed for use by persons with hearing or speech difficulties.

**TERRORISM –** An intentional, unlawful use of force, violence or subversion against persons or property to intimidate or coerce a government, the civilian population, or any segment thereof, in furtherance of political, social, or religious objectives.

**THREAT AND HAZARD IDENTIFICATION AND RISK ASSESSMENT (THIRA) -** A tool that allows a jurisdiction to understand its threats and hazards and how the impacts may vary according to time of occurrence, season, location, and other community factors. This knowledge helps a jurisdiction establish informed and defensible capability targets.

**URBAN AREAS SECURITY INITIATIVE (UASI) -** Addresses the unique planning, organization, equipment, training, and exercise needs of high-threat, high-density urban areas, and assists them in building an enhanced and sustainable capacity to prevent, protect against, mitigate, respond to, and recover from acts of terrorism.

**UNIFIED COMMAND (UC) -** An application of the ICS used when there is more than one agency with incident jurisdiction or when incidents cross political jurisdictions. Agencies work together through the designated members of the UC to establish their designated ICs at a single Incident ICP and to establish a common set of objectives and strategies and a single IAP.

**UNSOLICITED GOODS -** Donated items offered by and/or sent to the incident area by the public, the private sector, or other source that have not been requested by government or nonprofit disaster relief coordinators.

**VOLUNTEERS IN POLICE SERVICE (VIPS)** - Provides support and resources for law enforcement agencies interested in developing or enhancing a volunteer program and for citizens who wish to volunteer their time and skills with a community law enforcement agency.

**VOLUNTEER -** Any individual accepted to perform services by the lead agency (which has authority to accept volunteer services) when the individual performs services without promise, expectation, or receipt of compensation for services performed.

**WEAPON OF MASS DESTRUCTION (WMD) -** Under Title 18, U.S.C. § 2332a, "(1) Any explosive, incendiary, or poison gas, bomb, grenade, rocket having a propellant charge of more than four ounces, or missile having an explosive or incendiary charge of more than one-quarter ounce, or mine or similar device; (2) any weapon that is designed or intended to cause death or serious bodily injury through the release, dissemination, or impact of toxic or poisonous chemicals or their precursors; (3) any weapon involving a disease organism; or (4) any weapon that is designed to release radiation or radioactivity at a level dangerous to human life."

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.10.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finally, City Engineer
Larysa A. Figol, Sr. Right-of-Way Representative

**Subject:** Stormwater Management Operations and Maintenance Agreement, Warrior Baseball Complex, LLC, Sidwell #88-20-32-126-031, -032 & -033

---

**History:**
Warrior Baseball Complex, LLC, owner of the properties having Sidwell #88-20-32-126-031, -032 & -033, are building a training center at their baseball facility located on Equity Drive in the northwest 1/4 of Section 32, adjacent to the Oakland Executive Airport.

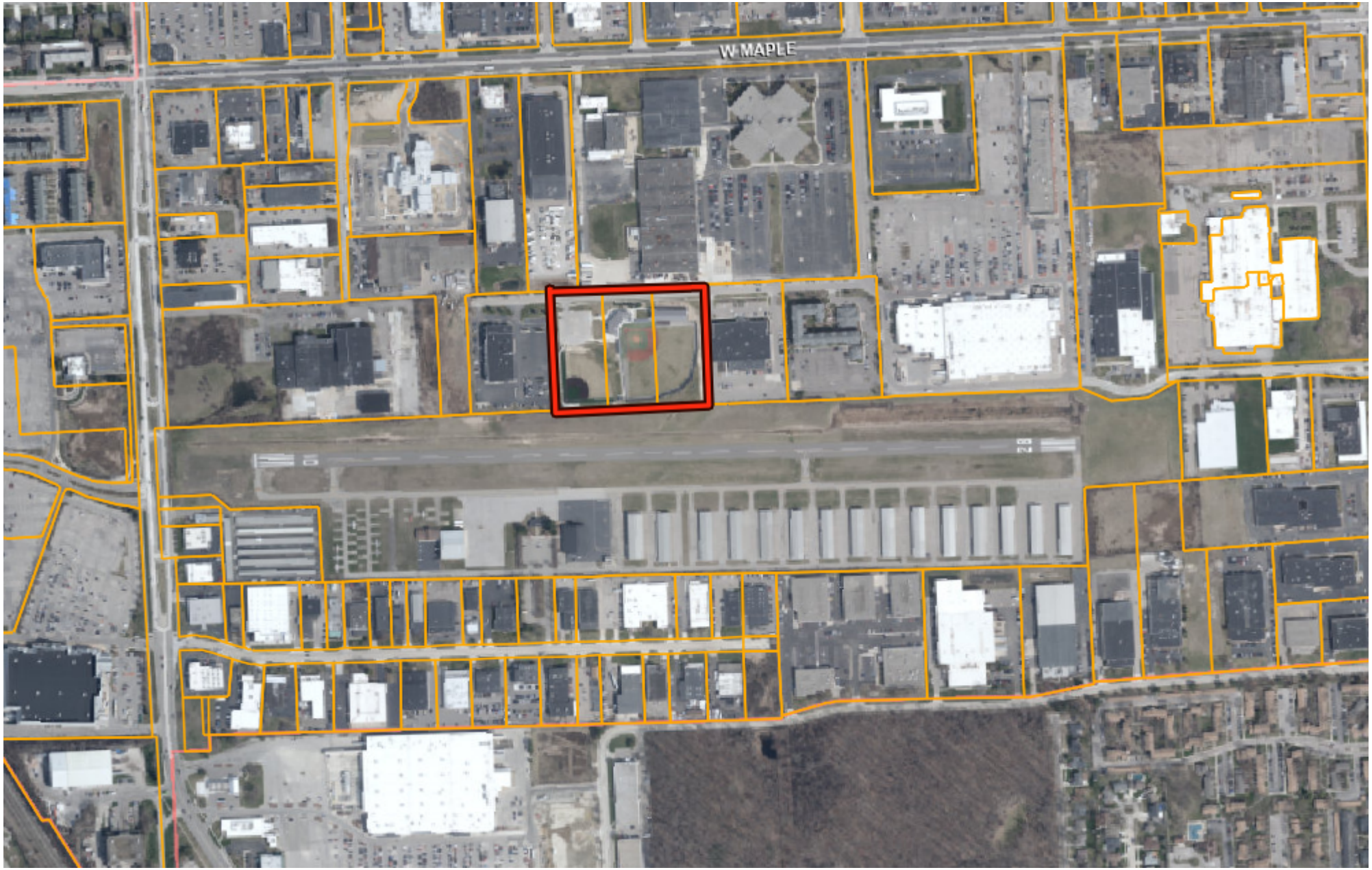
Stormwater standards required by the Oakland County Water Resource Commissioner require the property owner to enter into a Stormwater Management Operations and Maintenance Agreement with the City of Troy. This Agreement outlines a plan to install, maintain and operate the private stormwater and detention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

**Financial**
There are no financial considerations with this item.

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

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

# GIS Online




0 500 1000 ft

Print Date: 11/12/2025

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

# Stormwater Management Operations and Maintenance Agreement

This Agreement is made on _____, 2025, by and between the CITY OF TROY, a Michigan municipal corporation, (hereinafter "City of Troy") whose address is 500 West Big Beaver, Troy, MI 48084 and Warrior Baseball Complex LLC, a Michigan Limited Liability Corporation, whose address is 1525 Equity Drive, Troy, MI 48084 (hereinafter "Owner"). City of Troy and Owner agree as follows:

**Article I. <u>The Subject Property.</u>**

1.1 Owner owns the property located at and commonly known as Warrior Park Baseball Complex, 1525 Equity Drive, Troy, MI 48084 (hereinafter the "Subject Property"). The legal description of the Subject Property is set forth at ***Exhibit A***.

**Article II. <u>The Stormwater System.</u>**

2.1 Owner, in accordance with Oakland County Stormwater Standards and State Municipal Separate Storm Sewer System permit requirements, agrees to install and maintain a Stormwater System on the Subject Property in accordance with approved plans and conditions. The Stormwater System is set forth at ***Exhibit B***.

2.2 After construction has been verified and accepted by the City of Troy for the Stormwater System, the Owner shall file with the City of Troy the "as-built" documents showing the design and construction details and shall reference this Agreement.

2.3 The Stormwater System will be governed by the terms and conditions in this Agreement.

**Article III. <u>The Stormwater O&M Plan.</u>**

3.1 The Owner shall be solely responsible for the installation, maintenance, and repair of the Stormwater System, drainage easements, and associated landscaping identified in Exhibit B in accordance with the

Stormwater Management Operations and Maintenance Plan, hereinafter the "Stormwater O&M Plan" set forth at ***Exhibit C*** to this Agreement.

3.2 The Stormwater O&M plan is subject to approval by the City of Troy.

3.3 The Owner agrees that the Stormwater O&M Plan is intended to and will serve the Subject Property in perpetuity

3.4 The Owner, at its expense, shall secure from any affected owners of land all easements and releases of right-of-way necessary for implementation of the Stormwater O&M Plan and shall record them with the Oakland County Register of Deeds. These easements and releases of rights- of-way shall not be altered, amended, vacated, released, or abandoned without prior written approval of the City of Troy.

3.5 No alterations or changes to the Stormwater O&M Plan shall be permitted unless they are deemed to comply with this Agreement and are approved in writing by the City of Troy.

3.6 The Owner shall retain the services of a qualified inspector as described in Exhibit C – Maintenance Requirement 1) to operate and ensure the maintenance of the Stormwater O&M Plan.

3.7 The Owner shall annually, by December 30th, provide to the City of Troy records (logs, invoices, reports, data, etc.) of inspections, maintenance, and repair of the Stormwater System in compliance with the Stormwater O&M Plan.

3.8 The City of Troy agrees to enforce compliance with the annual inspection, maintenance and repair records as set forth in 3.7 above, such enforcement may require an ordinance.

**Article IV. Access and Enforcement.**

4.1 The City of Troy or its designee is authorized to access the property as necessary to conduct inspections of the Stormwater System, implication of the Stormwater O&M Plan, or drainage easements to ascertain compliance with the intent of this Agreement.

4.2 Upon written notification by the City of Troy or their designee of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame determined by the City of Troy. The Owner shall be liable for the failure to undertake any maintenance or repairs so that the public health, safety and welfare shall not be endangered nor the road improvement damaged.

4.3 If the Owner does not keep the Stormwater System in reasonable order and condition, or complete maintenance activities in accordance with the Stormwater O&M Plan, or the reporting required in 3.7 above, the City of Troy is authorized, but not required, to perform the specified inspections, maintenance or repairs in order to preserve the intended functions of the Stormwater System and prevent the Stormwater System from becoming a threat to public health, safety, general welfare or the environment.

4.4 In the case of an emergency, as determined by the City of Troy, no notice shall be required prior to the City of Troy performing emergency maintenance or repairs. The City of Troy may levy the costs and expenses of such inspections, maintenance or repairs against the Owner.

4.5 The City of Troy, at the time of entering upon said Stormwater System for the purpose of maintenance or repair, may file a notice of lien in the office of the Register of Deeds of Oakland County upon the property affected by the lien. If said costs and expenses are not paid by the Owner, the City of Troy may pursue the collection of same through appropriate court actions and in such a case, the Owner shall pay in addition to said costs and expenses all costs of litigation, including attorney fees.

4.6 The Owner shall provide the City of Troy a permanent easement for Stormwater and drainage purposes for the inspection, maintenance and repair thereof, should the Owner fail to properly inspect, maintain and repair the Stormwater System. The permanent easement shall be binding upon and inure to the benefit of the parties, their heirs, representatives, successors and assigns and shall run with the land. The permanent easement shall be recorded with the Oakland County Register of Deeds.

**Article V. Term and Covenants.**

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

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

**Article VI. The Memorandum.**

6.1 The Owner shall record with the Oakland County Register of Deeds a Memorandum of Stormwater Management Operations and Maintenance Agreement which serves as notice of this Agreement in a title search, the template for which is set forth at ***Exhibit D*** to this Agreement.

**Article VII. Claims and Authority.**

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

expenses and attorney fees incurred by City of Troy in connection with such Claims or the enforcement of this Agreement.

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

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

OWNER

By: _____
* Matthew Conway
Its: Manager

STATE OF MICHIGAN )
)ss.
_____ COUNTY )

The foregoing instrument was acknowledged before me on this 28 day of March, 2025 by Matthew Conway, Manager, Warrior baseball Complex, LLC, a Michigan Limited Liability Corporation, on behalf of the LLC.

LAWANDA TURNER
Notary Public, State of Michigan
County of Macomb
My Commission Expires 09/09/31
Acting in the County of Oakland

_____
*
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in_____County, Michigan

*[SIGNATURES AND ACKNOWLDEGMENTS ON NEXT PAGE]*

City of Troy,
a Michigan municipal corporation

By: _____
Ethan D. Baker
Its: Mayor

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

STATE OF MICHIGAN )
)ss.
OAKLAND COUNTY )

The foregoing instrument was acknowledged before me on this_____day of _____, 2025, by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

_____
*
Notary Public, _____County, Michigan
My Commission Expires_____
Acting in_____County, Michigan

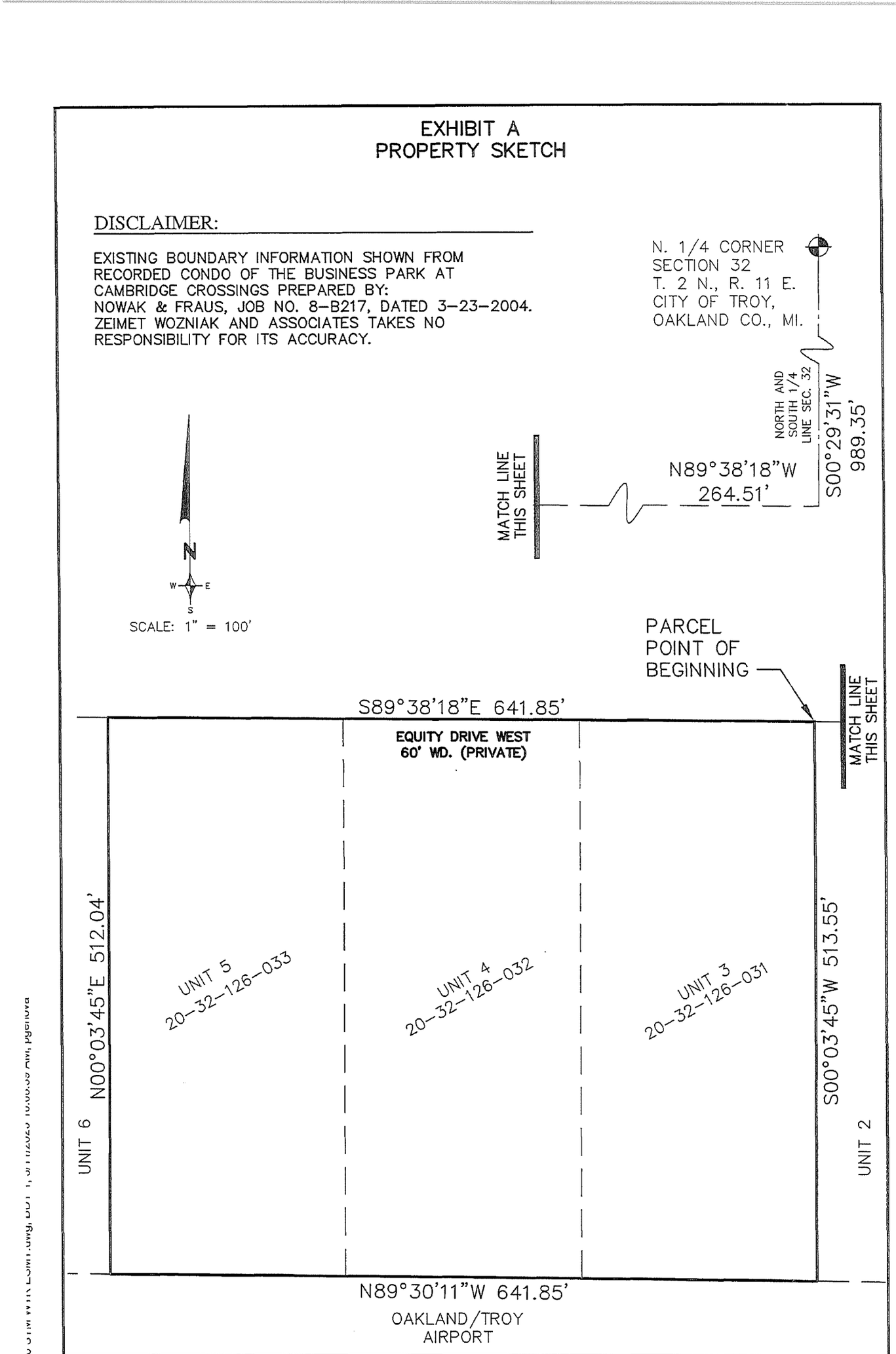
Prepared by: Zeimet Wozniak
55800 Grand River Ave., Suite 100
New Hudson, MI 48165

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

# EXHIBIT A
# PROPERTY SKETCH

## DISCLAIMER:

EXISTING BOUNDARY INFORMATION SHOWN FROM RECORDED CONDO OF THE BUSINESS PARK AT CAMBRIDGE CROSSINGS PREPARED BY: NOWAK & FRAUS, JOB NO. 8-B217, DATED 3-23-2004. ZEIMET WOZNIAK AND ASSOCIATES TAKES NO RESPONSIBILITY FOR ITS ACCURACY.




| REVISIONS | | |
|---|---|---|
| ITEM | DATE | BY |
| DRAFT | 3-11-25 | PTG |

**PROPERTY SKETCH**
**WARRIOR PARK**
CITY OF TROY OAKLAND COUNTY MICHIGAN


ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com


| DATE | SCALE HOR: 1" = 100' |
|---|---|
| 3-10-25 | FIELD BOOK NO. |
| DESIGNED BY JDS | JOB NO. 21110 |
| DRAWN BY PTG | SHEET NO. 1/2 |

© COPYRIGHT 2025

# EXHIBIT A
# PROPERTY DESCRIPTION

## LEGAL DESCRIPTION

UNITS 3, 4 AND 5 OF 'THE BUSINESS PARK AT CAMBRIDGE CROSSINGS' OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN NUMBER 1266, PART OF THE N.E. 1/4 AND N.W. 1/4 OF SECTION 32, T. 2 N.. R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE N. 1/4 CORNER OF SAID SECTION 32; THENCE S. 00°29'31" W. 989.35 FEET ALONG THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 32 TO A POINT ON THE NORTH LINE OF SAID 'THE BUSINESS PARK AT CAMBRIDGE CROSSINGS'; THENCE ALONG SAID LINE N. 89°38'18" W. 264.51 FEET TO THE POINT OF BEGINNING; THENCE S. 00°03'45" W. 513.55 FEET ALONG THE EAST LINE OF SAID UNIT 3; THENCE N. 89°30'11" W. 641.85 FEET ALONG THE SOUTH LINES OF UNITS 3, 4 AND 5; THENCE N. 00°03'45" E. 512.04 FEET ALONG THE WEST LINE OF SAID UNIT 5; THENCE S. 89°38'18" E. 641.85 FEET ALONG THE NORTH LINES OF SAID UNITS 3, 4 AND 5 TO THE POINT OF BEGINNING. CONTAINING 7.56 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND ALL GOVERNMENTAL LIMITATIONS.

| REVISIONS | | |
|---|---|---|
| ITEM | DATE | BY |
| DRAFT | 3-11-25 | PTG |

PROPERTY DESCRIPTION
WARRIOR PARK
CITY OF TROY OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

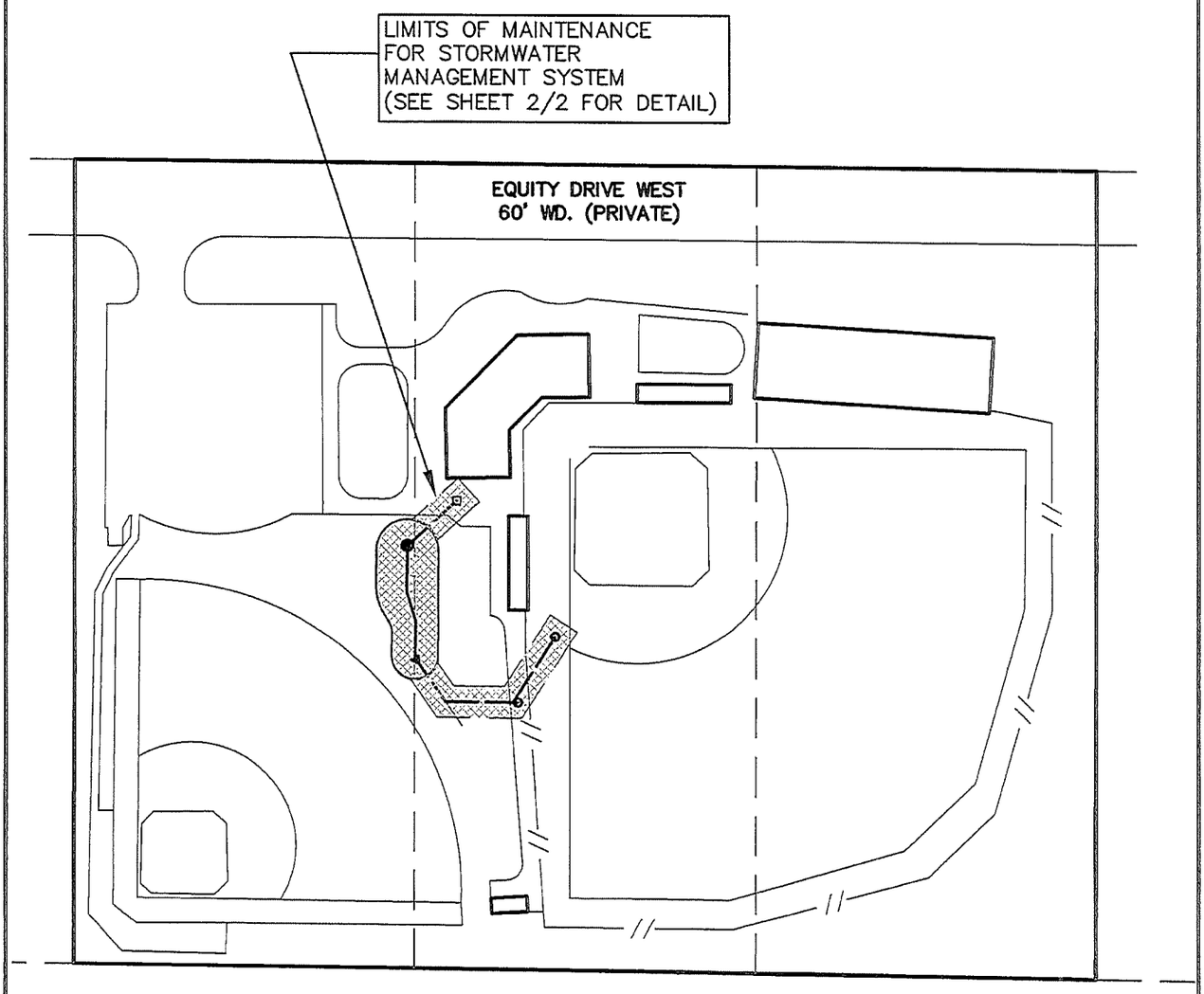
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| DESIGNED BY JDS | JOB NO. 21110 |
| DRAWN BY PTG | SHEET NO. 2/2 |

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# EXHIBIT B
# OVERALL STORMWATER MANAGEMENT SYSTEM SKETCH




SCALE: 1" = 100'




| REVISIONS | | |
|---|---|---|
| ITEM | DATE | BY |
| DRAFT | 3-11-25 | PTG |

**STORMWATER MANAGEMENT SYSTEM SKETCH**
**WARRIOR PARK**
CITY OF TROY OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

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| DESIGNED BY JDS | JOB NO. 21110 |
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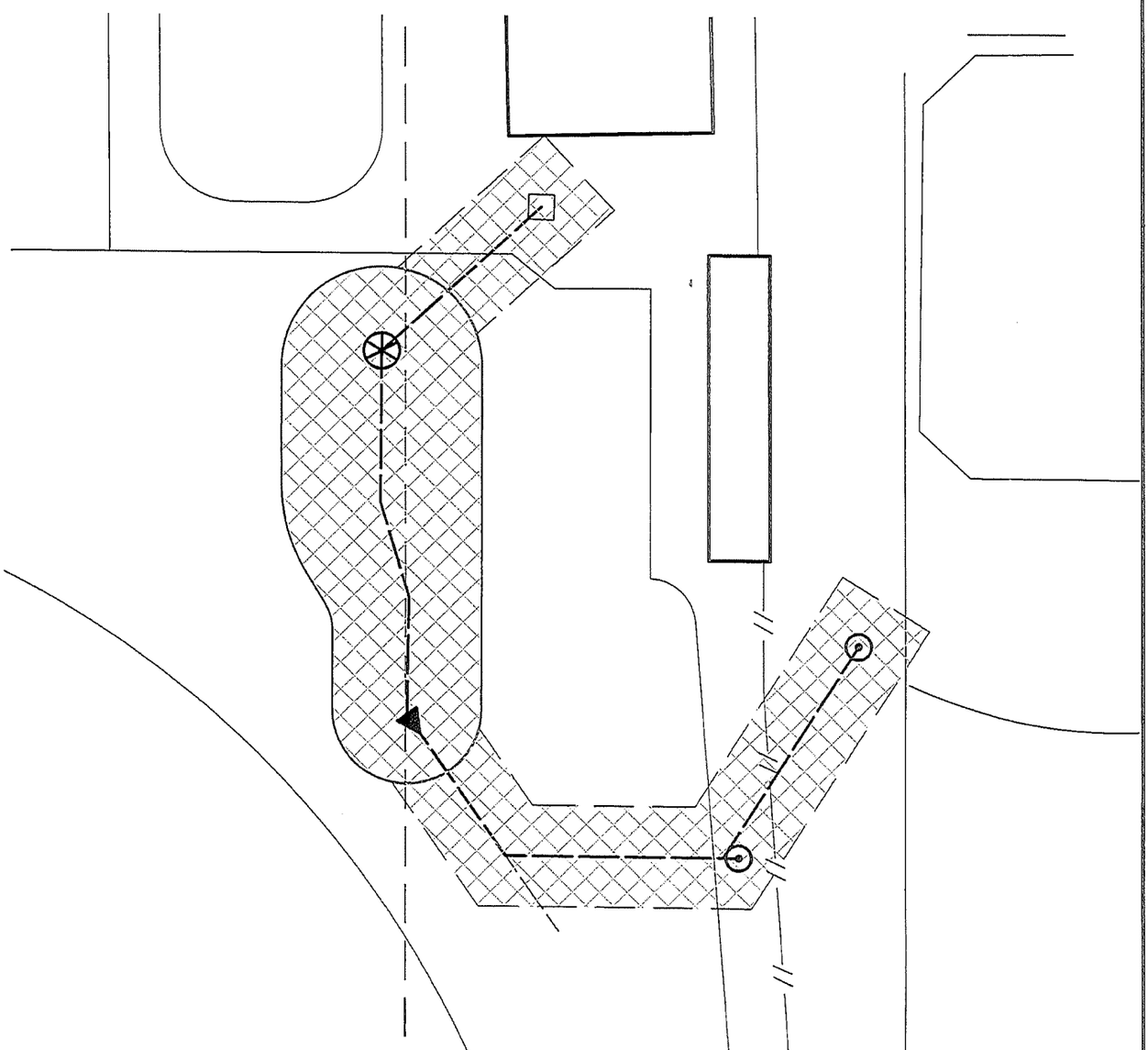
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# EXHIBIT B
# STORMWATER MANAGEMENT SYSTEM SKETCH

N
W E
S

SCALE: 1" = 30'

DENOTES LIMITS OF MAINTENANCE FOR STORMWATER MANAGEMENT SYSTEM



| REVISIONS | | |
|---|---|---|
| ITEM | DATE | BY |
| DRAFT | 3-11-25 | PTG |

**STORMWATER MANAGEMENT SYSTEM SKETCH**
**WARRIOR PARK**
CITY OF TROY OAKLAND COUNTY MICHIGAN


ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com


| | |
|---|---|
| DATE 3-10-25 | SCALE HOR: 1" = 30' |
| | FIELD BOOK NO. |
| DESIGNED BY JDS | JOB NO. 21110 |
| DRAWN BY PTG | SHEET NO. 2/2 |

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EXHIBIT 'C'

OPERATIONS AND MAINTENANCE MANUAL

Warrior Baseball Complex, LLC, 1525 Equity Drive, Troy, MI 48084

PARCEL I.D. 20-32-126-031, 032 & 033

**STORMWATER MAINTENANCE PLAN**

PROPERTY OWNER:

Warrior Baseball Complex, LLC
1525 Equity Drive, Troy, MI 48084

Prepared by:
Zeimet Wozniak & Associates
55800 Grand River Ave., Suite 100
New Hudson, MI 48165
Phone: (248) 437-5099
Contact: Jason Sutton, P.E.

March 11, 2025

**OPERATION AND MAINTENANCE MANUAL**

**INTRODUCTION:**

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

**OWNER:**

Warrior Baseball Complex, LLC

1525 Equity Drive, Troy , MI 48084

**PROPERTY INFORMATION:**

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

PARCEL I.D. No. 20-32-126-031, 032 & 033

A PARCEL OF LAND LOCATED IN THE NW ¼, SECTION 32, T. 2 N., R. 11 E., COITY OF TROY. OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS:

UNIT 3, 4 AND 5 OF "THE BUSINESS PARK AT CAMBRIDGE CROSSINGS", OAKLAND COUNTY CONDOMINIUM PLAN NO. 1266, AS RECORDED IN LIBER 21432, PAGE 305, PAKLAND COUNTY RECORDS.

**STORMWATER MAINTENANCE EXHIBIT:**

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

- Storm Sewer Pipes
- Storm Sewer Collection System & Structures (swales, manholes, inlets, catch basins, etc.)
- Bio-Retention Area (Including Stand pipes, Underdrains, engineered soils, and landscaping)

March 11, 2025

**INSPECTIONS:**

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

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

**STORM WATER SYSTEMS MAINTENANCE:**

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

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

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

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

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

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

**General Maintenance Items:**

Parking Lot Sweeping:

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

Grass Mowing and Maintenance:

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

Trash and Debris Removal:

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

**Stormwater System Maintenance Items:**

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

<u>Storm Sewer, Structures, Underground Detention and Sedimentation Control Structures:</u>

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

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

# EXHIBIT C
# STORMWATER OPERATIONS AND MAINTENACE

## RAIN GARDEN OPERATIONS AND MAINTENACE

| TASK | FREQUENCY | INDICATOR MAINTENANCE IS NEEDED | MAINTENANCE NOTES |
|---|---|---|---|
| CATCHMENT INSPECTION | WEEKLY OR BIWEEKLY WITH ROUTINE PROPERTY MAINTENANCE | EXCESSIVE SEDIMENT, TRASH, OR DEBRIS ACCUMMULATION ON THE SURFACE OF RAIN GARDEN | PERMANENTLY STABILIZE ANY EXPOSED SOIL AND REMOVE ANY ACCUMMULATED SEDIMENT. ADJACENT PERVIOUS AREAS MIGHT NEED TO BE REGRADED. |
| INLET INSPECTION | WEEKLY OR BIWEEKLY WITH ROUTINE PROPERTY MAINTENANCE | INTERNAL EROSION OR EXCESSIVE SEDIMENT, TRASH, OF DEBRIS ACCUMMULATION | CHECK FOR SEDIMENT ACCUMMULATION TO ENSURE THAT FLOW INTO THE RAIN GARDEN IS AS DESIGNED. REMOVE ANY ACCUMMULATED SEDIMENT. |
| LITTER AND LEAF LITTER REMOVAL | WEEKLY OR BIWEEKLY WITH ROUTINE PROPERTY MAINTENANCE | ACCUMMULATION OF LITTER AND LEAFY DEBRIS IN THE RAIN GARDEN AREA | LITTER AND LEAVES SHOULD BE REMOVED TO REDUCE THE RISK OF OUTLET CLOGGING, REDUCE NUTRIENT INPUTS TO THE RAIN GARDEN AREA AND TO IMPROVE FACILITY AESTHETICS. |
| PRUNING | PRUNE DEAD AND BROKEN BRANCHES ANNUALLY AND DECIDUOUS SHRUBS EVERY 3-5 YEARS | OVERGROWN VEGETATION THAT INTERFERES WITH ACCESS, LINES OF SIGHT OR SAFETY | NUTRIENTS IN RUNOFF OFTEN CAUSE RAIN GARDEN VEGETATION TO FLOURISH |
| MOWING | 2-12 TIMES/YEAR | OVERGROWN VEGETATION THAT INTERFERES WITH ACCESS, LINES OF SIGHT OR SAFETY | FREQUENCY DEPENDS ON LOCATION AND DESIRED AESTHETIC APPEAL |
| MULCH REMOVAL AND REPLACEMENT | 1 TIME/2-3 YEARS | LESS THAN 4 INCHES OF MULCH REMAINS ON THE SURFACE | MULCH ACCUMMULATION REDUCES AVAILABLE SURFACE WATER STORAGE VOLUME. REMOVING DECOMPOSED MULCH ALSO INCREASES SURFACE INFILTRATION RATE OF FILL SOIL. REMOVE DECOMPOSED FRACTION AND TOP OFF WITH FRESH MULCH TO A TOTAL DEPTH OF 4 INCHES. |
| TEMPORARY WATERING | 1 TIME/2-3 DAYS FOR FIRST 1-2 MONTHS, SPORATICALLY AFTER ESTABLISHMENT | UNTIL ESTABLISHED AND DURING SEVERE DROUGHTS | WATERING AFTER THE INITIAL YEAR MIGHT BE REQUIRED |
| FERTILIZATION | 1 TIME INITIALLY | UPON PLANTING | ONE-TIME SPOT FERTILIZATION FOR FIRST YEAR VEGETATION |
| REMOVE AND REPLACE DEAD PLANTS | 1 TIME/YEAR | DEAD PLANTS | PLANT DIE-OFF TENDS TO BE HIGHEST DURING THE FIRST YEAR (COMMONLY 10% OR GREATER). SURVIVAL RATES INCREASE WITH TIME. |
| OUTLET INSPECTION | MONTHLY | EROSION AT OUTLET | REMOVE ANY ACCUMMULATED MULCH OR SEDIMENT. |
| MISCELLANEOUS UPKEEP | 12 TIMES/YEAR | TASKS INCLUDE TRASH COLLECTION, PLANT HEALTH, SPOT WEEDING, REMOVING INVASIVE SPECIES, AND REMOVING MULCH FROM THE OVERFLOW DEVICE | |

| REVISIONS | | |
|---|---|---|
| ITEM | DATE | BY |
| DRAFT | 3-11-25 | PTG |

STORMWATER OPERATIONS AND MAINTENACE
WARRIOR PARK
CITY OF TROY OAKLAND COUNTY MICHIGAN

ZEIMET WOZNIAK & ASSOCIATES
Consulting Civil Engineers
55800 GRAND RIVER AVE, SUITE 100
NEW HUDSON, MICHIGAN 48165
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

| DATE | SCALE HOR: 1" = 30' |
|---|---|
| 3-10-25 | FIELD BOOK NO. |
| DESIGNED BY JDS | JOB NO. 21110 |
| DRAWN BY PTG | SHEET NO. 1/1 |

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500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**J.11.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

**From:** Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
M. Aileen Dickson, City Clerk

**Subject:**

---

## History

Attached is a request from Filipino American Sports Teams of Detroit Recreation Inc.seeking recognition as a nonprofit organization for the purpose of obtaining a charitable gaming license for fundraising purposes.

## Financial

There are no financial considerations associated with this item.

## Recommendation

Attached is a request from Filipino American Sports Teams of Detroit Recreation Inc.seeking recognition as a nonprofit organization for the purpose of obtaining a charitable gaming license for fundraising purposes.

October 8, 2025

City Council
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

RECEIVED
2025 OCT 20 AM 9:24

**RE: Request for Resolution**
**Filipino American Sports Teams of Detroit Recreation, Inc. ("FAST-D REC")**
**FEIN 33-4546594**

Mayor Ethan Baker and the Honorable Council Members:

As way of background, I am on the Executive Board of Filipino American Sports Teams of Detroit Recreation, Inc. (doing business as "FAST-D Rec," see enclosed Certificate of Assumed Name). FAST-D Rec is a newly formed Michigan corporation (see attached Articles of Incorporation) that recently received its Determination Letter from the IRS confirming its nonprofit origination's tax-exempt status under IRC Section 501(c)(3) with its filing of Federal Form 1023 EZ (see attached).

FAST-D Rec provides free instruction through sports clinics, camps and the like to the youth of the Filipino-American Community of the Metro-Detroit area (see attached Bylaws and current Income Statement). In fact, our next scheduled sports clinics include pickleball and volleyball to be held at UWM Sports Arena in Pontiac, Michigan, in September 2025. To help fund these free instructional clinics, we also promote and provide accessible and affordable organized sports leagues and tournaments in which the teams will pay be required to pay for their participation.

In addition to this stream of income, FAST-D Rec is based out of Troy, Michigan, but does intends to host millionaire parties at G's Kitchen & Cocktails located in Shelby Township. In order to qualify as a Local Civic Organization for Millionaire Party Licensing purposes a resolution passed by the local body government is required. As such, we respectfully request that the City of Troy kindly considers the attached Local Governing Body Resolution for Charitable Gaming Licenses in their next available meeting.

Please let me know if there is anything else you may need for this request. Thank you for your time and consideration.

Sincerely,

Arthur Orzame
Executive Board Member
aorzame@fastdetroit.org
(949) 431-4370

State of Michigan
Michigan Gaming Control Board
Office of the Executive Director
P.O. Box 30786
Lansing, MI 48909
Phone: (313) 456-4940
Fax: (313) 456-3405
Email: Millionaireparty@michigan.gov
www.michigan.gov/mgcb

# LOCAL GOVERNING BODY RESOLUTION FOR CHARITABLE GAMING LICENSES

(Required by MCL.432.103(K)(ii))

At a _____ meeting of the _____
REGULAR OR SPECIAL — TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD

called to order by _____ on _____
DATE

at _____ a.m./p.m. the following resolution was offered:
TIME

Moved by _____ and supported by _____

that the request from _____ of _____ ,
NAME OF ORGANIZATION — CITY

county of _____, asking that they be recognized as a
COUNTY NAME

nonprofit organization operating in the community for the purpose of obtaining charitable gaming licenses, be considered for _____ .
APPROVAL/DISAPPROVAL

| APPROVAL | DISAPPROVAL |
|---|---|
| Yeas: _____ | Yeas: _____ |
| Nays: _____ | Nays: _____ |
| Absent: _____ | Absent: _____ |

---

I hereby certify that the foregoing is a true and complete copy of a resolution offered and adopted by the _____ at a _____
TOWNSHIP, CITY, OR VILLAGE COUNCIL/BOARD — REGULAR OR SPECIAL

meeting held on _____ .
DATE

SIGNED: _____
TOWNSHIP, CITY, OR VILLAGE CLERK

_____
PRINTED NAME AND TITLE

_____
ADDRESS

Authority: Act 382 of the Public Acts of 1972, as amended
MGCB-MP-5036 (Rev. 10-13)

**Department of the Treasury**
**Internal Revenue Service**
**Tax Exempt and Government Entities**
P.O. Box 2508
Cincinnati, OH 45201

**Date:**
05/29/2025
**Employer ID number:**
33-4546594
**Person to contact:**
Name: Mr. Maiden
ID number: 085956
Telephone: 877-829-5500
**Accounting period ending:**
December 31
**Public charity status:**
509(a)(2)
**Form 990 / 990-EZ / 990-N required:**
Yes
**Effective date of exemption:**
April 14, 2025
**Contribution deductibility:**
Yes
**Addendum applies:**
No
**DLN:**
26053506004535

FILIPINO AMERICAN SPORTS TEAMS OF DETROIT
RECREATION INC
C/O ARTHUR ORZAME
5065 LONGVIEW DRIVE
TROY, MI 48098

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,

Stephen A. Martin
Director, Exempt Organizations
Rulings and Agreements

Form **1023-EZ**

(Rev. April 2021)

Department of the Treasury
Internal Revenue Service

# Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code

Do not enter Social Security numbers on this form as it will be made public.

Information about Form 1023-EZ and its separate instructions is at www.irs.gov/form1023ez

OMB No. 1545-0047

**Note:** *If exempt status is approved, this application will be open for public inspection.*

☑ **Check this box to attest that you have completed the Form 1023-EZ Eligibility Worksheet in the current instructions, are eligible to apply for exemption using Form 1023-EZ, and have read and understand the requirements to be exempt under section 501(c)(3).**

Have your annual gross receipts exceeded $50,000 in any of the past 3 years and/or do you project that your annual gross receipts will exceed $50,000 in any of the next 3 years? If yes, stop. Do not file Form 1023-EZ. See Instructions. ○ Yes ● No

Do you have total assets the fair market value of which is in excess of $250,000? If yes, stop. Do not file Form 1023-EZ. See Instructions. ○ Yes ● No

## Part I Identification of Applicant

| 1a Full Name of Organization | b Care Of Name (if applicable) |
|---|---|
| FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION INC | ARTHUR ORZAME |

| c Mailing Address (number, street, and room/suite). If a P.O. box, see instructions. | d City | e State | f Zip code + 4 |
|---|---|---|---|
| 5065 LONGVIEW DRIVE | TROY | MI | 48098 |

| 2 Employer Identification Number | 3 Month Tax Year Ends (MM) | 4 Person to Contact if More Information is Needed |
|---|---|---|
| 33-4546594 | 12 | ARTHUR ORZAME |

| 5 Contact Telephone Number | 6 Fax Number (optional) | 7 User Fee Submitted |
|---|---|---|
| 949-431-4370 | | $275.00 |

8 List the names, titles, and mailing addresses of your officers, directors, and/or trustees. (If you have more than five, see instructions.)

| First Name: | Last Name: | Title: | Street Address: | City: | State: | Zip code + 4: |
|---|---|---|---|---|---|---|
| RONALD | GAYTA | DIRECTOR | 2236 OXFORD ROAD | BERKLEY | MI | 48072 |
| JOSELITO | APIGO | DIRECTOR | 512 SALUS DRIVE | WATERFORD | MI | 48327 |
| ARTHUR | ORZAME | DIRECTOR | 5065 LONGVIEW DRIVE | TROY | MI | 48098 |
| CARL | CAYABYAB | DIRECTOR | 13736 SILVER BIRCH CIRCLE | SHELBY TOWNSHIP | MI | 48315 |
| | | | | | | |

9a Organization's Website (if available):

b Organization's Email (optional):

## Part II Organizational Structure

1 To file this form, you must be a corporation, an unincorporated association, or a trust. **Select the box** for the type of organization.

☑ Corporation ☐ Unincorporated association ☐ Trust

2 ☑ **Check this box** to attest that you have the organizing document necessary for the organizational structure indicated above. (See the instructions for an explanation of **necessary organizing documents**.)

3 Date incorporated if a corporation, or formed if other than a corporation (MMDDYYYY): 04142025

4 State of Incorporation or other formation: Michigan

5 Section 501(c)(3) requires that your organizing document must limit your purposes to one or more exempt purposes within section 501(c)(3).

☑ **Check this box** to attest that your organizing document contains this limitation.

6 Section 501(c)(3) requires that your organizing document must not expressly empower you to engage, otherwise than as an insubstantial part of your activities, in activities that in themselves are not in furtherance of one or more exempt purposes.

☑ **Check this box** to attest that your organizing document does not expressly empower you to engage, otherwise than as an insubstantial part of your activities, in activities that in themselves are not in furtherance of one or more exempt purposes.

7 Section 501(c)(3) requires that your organizing document must provide that upon dissolution, your remaining assets be used exclusively for section 501(c)(3) exempt purposes. Depending on your entity type and the state in which you are formed, this requirement may be satisfied by operation of state law.

☑ **Check this box** to attest that your organizing document contains the dissolution provision required under section 501(c)(3) or that you do not need an express dissolution provision in your organizing document because you rely on the operation of state law in the state in which you are formed for your dissolution provision.

## Part III Your Specific Activities

1 Briefly describe the organization's mission or most significant activities (limit 250 characters)

To provide our youth free sports instruction through clinics led by qualified instructors and affordable sports leagues to reinforce values such as teamwork and leadership to combat juvenile delinquency and lessen the burdens of government.

2 Enter the appropriate 3-character NTEE Code that best describes your activities (See the instructions): O99

3 To qualify for exemption as a section 501(c)(3) organization, you must be organized and operated exclusively to further one or more of the following purposes. By checking the box or boxes below, you attest that you are organized and operated exclusively to further the purposes indicated. **Check all that apply.**

- ☐ Charitable
- ☐ Religious
- ■ Educational
- ☐ Scientific
- ☐ Literary
- ☐ Testing for public safety
- ☐ To foster national or international amateur sports competition
- ☐ Prevention of cruelty to children or animals

4 To qualify for exemption as a section 501(c)(3) organization, you must:

- ■ Refrain from supporting or opposing candidates in political campaigns in any way.
- ■ Ensure that your net earnings do not inure in whole or in part to the benefit of private shareholders or individuals (that is, board members, officers, key management employees, or other insiders).
- ■ Not further non-exempt purposes (such as purposes that benefit private interests) more than insubstantially.
- ■ Not be organized or operated for the primary purpose of conducting a trade or business that is not related to your exempt purpose(s).
- ■ Not devote more than an insubstantial part of your activities attempting to influence legislation or, if you made a section 501(h) election, not normally make expenditures in excess of expenditure limitations outlined in section 501(h).
- ■ Not provide commercial-type insurance as a substantial part of your activities.

■ **Check this box** to attest that you have not conducted and will not conduct activities that violate these prohibitions and restrictions.

5 Do you or will you attempt to influence legislation? (If yes, consider filing Form 5768. See the instructions for more details.) ○ Yes ● No

6 Do you or will you pay compensation to any of your officers, directors, or trustees? (Refer to the instructions for a definition of **compensation**.) ○ Yes ● No

7 Do you or will you donate funds to or pay expenses for individual(s)? ○ Yes ● No

8 Do you or will you conduct activities or provide grants or other assistance to individual(s) or organization(s) outside the United States? ○ Yes ● No

9 Do you or will you engage in financial transactions (for example, loans, payments, rents, etc.) with any of your officers, directors, or trustees, or any entities they own or control? ○ Yes ● No

10 Do you or will you have unrelated business gross income of $1,000 or more during a tax year? ○ Yes ● No

11 Do you or will you operate bingo or other gaming activities? ○ Yes ● No

12 Do you or will you provide disaster relief? ○ Yes ● No

## Part IV Foundation Classification

**Part IV is designed to classify you as an organization that is either a private foundation or a public charity. Public charity status is a more favorable tax status than private foundation status.**

1 Are you applying for recognition as a church, school, or hospital (described in section 170(b)(1)(A)(i), (ii), or (iii) of the Internal Revenue Code)? If yes, stop. Do not file Form 1023-EZ. See Instructions ○ Yes ● No

2 If you qualify for public charity status, check the appropriate box (**2a - 2c** below) and skip to **Part V** below.

a ☐ **Select this box** to attest that you normally receive at least one-third of your support from public sources or you normally receive at least 10 percent of your support from public sources and you have other characteristics of a publicly supported organization. **Sections 509(a)(1) and 170(b)(1)(A)(vi).**

b ● **Select this box** to attest that you normally receive more than one-third of your support from a combination of gifts, grants, contributions, membership fees, and gross receipts (from permitted sources) from activities related to your exempt functions and normally receive not more than one-third of your support from investment income and unrelated business taxable income. **Section 509(a)(2).**

c ☐ **Select this box** to attest that you are operated for the benefit of a college or university that is owned or operated by a governmental unit. **Sections 509(a)(1) and 170(b)(1)(A)(iv).**

3 If you are not described in items **2a - 2c** above, you are a private foundation. As a private foundation, you are required by section 508(e) to have specific provisions in your organizing document, unless you rely on the operation of state law in the state in which you were formed to meet these requirements. These specific provisions require that you operate to avoid liability for private foundation excise taxes under sections 4941-4945.

☐ **Select this box** to attest that your organizing document contains the provisions required by section 508(e) or that your organizing document does not need to include the provisions required by section 508(e) because you rely on the operation of state law in your particular state to meet the requirements of section 508(e). (See the instructions for explanation of the section 508(e) requirements.)

## Part V Reinstatement After Automatic Revocation

**Complete this section only if you are applying for reinstatement of exemption after being automatically revoked for failure to file required annual returns or notices for three consecutive years, and you are applying for reinstatement under section 4 or 7 of Revenue Procedure 2014-11. (Check only one box.)**

1 ☐ **Check this box** if you are seeking retroactive reinstatement under section 4 of Revenue Procedure 2014-11. By checking this box, you attest that you meet the specified requirements of section 4, that your failure to file was not intentional, and that you have put in place procedures to file required returns or notices in the future. (See the instructions for requirements.)

2 ☐ **Check this box** if you are seeking reinstatement under section 7 of Revenue Procedure 2014-11, effective the date you are filing this application.

## Part VI Signature

☐ **I declare under the penalties of perjury that I am authorized to sign this application on behalf of the above organization and that I have examined this application, and to the best of my knowledge it is true, correct, and complete.**

ARTHUR ORZAME
(Type name of signer)

DIRECTOR
(Type title or authority of signer)

04142025
(Date)

**EXHIBIT B**




Form Revision Date 07/20

# ARTICLES OF INCORPORATION

**For use by DOMESTIC NONPROFIT CORPORATION**

*Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned corporation executes the following Articles:*

**ARTICLE I**

The name of the corporation is:

ILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.

**ARTICLE II**

he purpose or purposes for which the corporation is formed are:

o make a positive difference within the youth (those under eighteen years of age, herein referred to as the "Youth") of the Filipino-merica Community of the Metro-Detroit area ("Community") by conducting the following activities to combat juvenile delinquency thereby ssening the burdens of government:
. Providing free instruction to the Youth through sports clinics, camps, and the like led by qualified instructors;
. Promoting and providing accessible and affordable organized sports leagues, tournaments, and the like for the Youth within our ommunity to participate; and
. Teaching life skills to the Youth using sports and the positive character-building values such as discipline, camaraderie, teamwork, and adership they encourage,

**ARTICLE III**

he Corporation is formed upon Non Stock basis.

formed on a stock basis, the total number of shares the corporation has authority to issue is

formed on a nonstock basis, the description and value of its real property assets are (if none, insert "none"):

one

he description and value of its personal property assets are (if none, insert "none"):

one

he corporation is to be financed under the following general plan:

undraising activities

he Corporation is formed on a Membership basis.

**ARTICLE IV**

he street address of the registered office of the corporation and the name of the resident agent at the registered office (P.O. oxes are not acceptable):

. Agent Name: ARTHUR ORZAME
. Street Address: 5065 LONGVIEW DRIVE
Apt/Suite/Other:
City: TROY
State: MI Zip Code: 48098

. Registered Office Mailing Address:
P.O. Box or Street 5065 LONGVIEW DRIVE

Apt/Suite/Other:
City: TROY
State: MI Zip Code: 48098

**ARTICLE V**

The name(s) and address(es) of the incorporator(s) is (are) as follows:

| Name | Residence or Business Address |
|---|---|
| RONALD GAYTA | 2236 OXFORD ROAD, BERKLEY, MI 48072 USA |
| JOSELITO C. APIGO | 512 SALUS DRIVE, WATERFORD, MI 48327 USA |
| ARTHUR ORZAME | 5065 LONGVIEW DRIVE, TROY, MI 48098 USA |
| CARL CAYABYAB | 13736 SILVER BIRCH CIRCLE, SHELBY TOWNSHIP, MI 48315 USA |

Use the space below for additional Articles or for continuation of previous Articles. Please identify any Article being continued or added.

ARTICLE II (CONTINUED)

SAID ORGANIZATION IS ORGANIZED EXCLUSIVELY FOR CHARITABLE, RELIGIOUS, EDUCATIONAL, AND SCIENTIFIC PURPOSES, AS SPECIFIEI IN SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, INCLUDING FOR SUCH PURPOSES AS THE MAKING OF DISTRIBUTIONS TO ORGANIZATIONS THAT QUALIFY UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.

ARTICLE VI (ADDED)

AT ALL TIMES, THE FOLLOWING SHALL OPERATE AS CONDITIONS RESTRICTING THE OPERATIONS AND ACTIVITIES OF THE CORPORATION

A. NO PART OF THE NET EARNINGS OF THE ORGANIZATION SHALL INURE TO THE BENEFIT OF, OR BE DISTRIBUTABLE TO ITS MEMBERS, TRUSTEES, OFFICERS, OR OTHER PRIVATE PERSONS, EXCEPT THAT THE ORGANIZATION SHALL BE AUTHORIZED AND EMPOWERED TO PAY EASONABLE COMPENSATION FOR SERVICES RENDERED AND TO MAKE PAYMENTS AND DISTRIBUTIONS IN FURTHERANCE OF THE PURPOSE SET FORTH IN ARTICLE II, SECTION I HEREOF OF THIS CONSTITUTION.

B. NO SUBSTANTIAL PART OF THE ACTIVITIES OF THE ORGANIZATION SHALL CONSTITUTE THE CARRYING ON OF PROPAGANDA, OR OTHERWISE ATTEMPTING TO INFLUENCE LEGISLATION, OR ANY LEGISLATION, OR ANY INITIATIVE OR REFERENDUM BEFORE THE PUBLIC, AND THE ORGANIZATION SHALL NOT PARTICIPATE IN, OR INTERVENE IN (INCLUDING THE PUBLISHING OR DISTRIBUTION OF STATEMENTS ANY POLITICAL CAMPAIGN ON BEHALF OF OR IN THE OPPOSITION TO ANY CANDIDATE FOR PUBLIC OFFICE.

C. NOTWITHSTANDING ANY PROVISION OF THESE ARTICLES, THE ORGANIZATION SHALL NOT CARRY ON ANY OTHER ACTIVITIES NOT PERMITTED TO BE CARRIED ON (1) BY AN ORGANIZATION EXEMPT FROM FEDERAL INCOME TAX UNDER SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE, OR (2) BY AN ORGANIZATION CONTRIBUTIONS TO WHICH ARE DEDUCTIBLE UNDER SECTION 170(C)(2) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE FEDERAL TAX CODE.

ARTICLE VII (ADDED)

UPON THE DISSOLUTION OF THE ORGANIZATION, ASSETS SHALL BE DISTRIBUTED FOR ONE OR MORE EXEMPT PURPOSES WITHIN THE MEANING OF SECTION 501(C)(3) OF THE INTERNAL REVENUE CODE, OR THE CORRESPONDING SECTION OF ANY FUTURE TAX CODE, OR SHALL BE DISTRIBUTED TO THE FEDERAL GOVERNMENT, OR TO A STATE OR LOCAL GOVERNMENT, FOR A PUBLIC PURPOSE. ANY SUCH ASSETS NOT SO DISPENSED OF SHALL BE DISPOSED OF BY A COURT OF COMPETENT JURISDICTION OF THE COUNTY IN WHICH THE PRINCIPAL OFFICE OF THE ORGANIZATION IS THEN LOCATED, EXCLUSIVELY FOR SUCH PURPOSES OR TO SUCH ORGANIZATION OR ORGANIZATIONS, AS SAID COURT SHALL DETERMINE, WHICH ARE ORGANIZED AND OPERATED EXCLUSIVELY FOR SUCH PURPOSES.

igned this 6th Day of April, 2025 by the incorporator(s).

| Signature | Title | Title if "Other" was selected |
|---|---|---|
| Arthur Orzame | Incorporator | |

y selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify hat to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

○ Decline ◉ Accept

# *MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS*

## *FILING ENDORSEMENT*

***This is to Certify that the*** ARTICLES OF INCORPORATION

***for***

FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.

***ID Number:*** 803369714

***received by electronic transmission on*** April 06, 2025 ***, is hereby endorsed.***

***Filed on*** April 14, 2025 ***, by the Administrator.***

***The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.***

LICENSING AND REGULATORY AFFAIRS
E PLURIBUS UNUM
TUEBOR
SI QUAERIS PENINSULAM AMOENAM CIRCUMSPICE
Corporations, Securities & Commercial Licensing Bureau

***In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 14th day of April, 2025.***

Linda Clegg

*Linda Clegg, Director*

*Corporations, Securities & Commercial Licensing Bureau*

27413240

LARA
LICENSING AND REGULATORY AFFAIRS

# STATE OF MICHIGAN
# CSCL/CD- 541 - CERTIFICATE OF ASSUMED NAME FOR USE BY CORPORATIONS, LIMITED PARTNERSHIPS, AND LIMITED LIABILITY COMPANIES

Corporations Division Administrator

**FILED**

Doc #: 27413240
Filed Date: 8/25/2025

**The assumed name will expire on December 31st of the fifth calendar year following the year in which this certificate is filed.**

Certificate of Assumed Name for use by Corporations, Limited Partnerships, and Limited Liability Companies

*Pursuant to the provisions of Act 284, Public Acts of 1972 (profit corporations), or Act 162, Public Acts of 1982 (nonprofit corporations), Act 213, Public Acts of 1982 (limited partnerships), or Act 23, Public Acts of 1993 (limited liability companies), the undersigned execute the following Certificate:*

| | |
|---|---|
| Entity Type | Domestic Nonprofit Corporation |
| The present name of the entity is: | FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC. |
| The identification number assigned by the Bureau is: | 803369714 |

Assumed Name

| | |
|---|---|
| Proposed Assumed Name | FAST-D REC |

Filing Effective Date

| | |
|---|---|
| The filing will be effective: | when filed by the Corporations Division Administrator. |

Attestations

☒ I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I enter it into the system.

☒ I have been authorized by the business entity to file this document online.

☒ I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature

An Authorized Officer or Agent must sign the Certificate.

| *Self* | *Arthur F. Orzame* | *08/22/2025* |
|---|---|---|
| Signer's Capacity | Sign Here | Date |

CSCL/CD-541 (08/22/2025) Received by MICHIGAN CORPORATIONS DIVISION




Form Revision Date 07/20

# CERTIFICATE OF ASSUMED NAME

**For use by DOMESTIC NONPROFIT CORPORATION**

*Pursuant to the provisions of Act 162, Public Acts of 1982, the undersigned execute the following Certificate:*

. The identification number assigned by the Bureau is: 803369714

. The name of the nonprofit corporation is: FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.

. The assumed name under which business is to be transacted is:

FAST-D REC, INC.

his document must be signed by an authorized officer or agent (corporations); a member, manager, or an authorized agent (limited ability companies); or general partner (limited partnerships):

igned this 14th Day of April, 2025 by:

| Signature | Title | Title if "Other" was selected |
|---|---|---|
| Arthur Orzame | Authorized Agent | |

y selecting ACCEPT, I hereby acknowledge that this electronic document is being signed in accordance with the Act. I further certify hat to the best of my knowledge the information provided is true, accurate, and in compliance with the Act.

○ Decline ◉ Accept

# *MICHIGAN DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS*

## *FILING ENDORSEMENT*

***This is to Certify that the*** CERTIFICATE OF ASSUMED NAME

***for***

FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.

***ID Number:*** 803369714

to transact business under the assumed name of
FAST-D REC, INC.

***received by electronic transmission on*** April 14, 2025 ***, is hereby endorsed.***

***Filed on*** April 18, 2025 ***, by the Administrator.***

***The document is effective on the date filed, unless a subsequent effective date within 90 days after received date is stated in the document.***

Expiration Date: December 31, 2030

LICENSING AND REGULATORY AFFAIRS
Corporations, Securities & Commercial Licensing Bureau
E PLURIBUS UNUM
TUEBOR
SI QUAERIS PENINSULAM AMOENAM
CIRCUMSPICE

***In testimony whereof, I have hereunto set my hand and affixed the Seal of the Department, in the City of Lansing, this 18th day of April, 2025.***

*Linda Clegg, Director*
*Corporations, Securities & Commercial Licensing Bureau*

**RESOLUTION TO ACCEPT BYLAWS OF FAST-D REC**

**WHEREAS,** at its meeting of April 4, 2025, the Executive Board reviewed and voted unanimously to accept the Bylaws of FAST-D REC.

**NOW, THEREFORE, BE IT RESOLVED,** that the Executive Board hereby accepts the Bylaws of FAST-D REC, effective as of the date of this Resolution.

Ron Gayta, Executive Board Member
FAST-D REC, Inc.

April 4, 2025
Executive Board Resolution No. 2025-01

# BY-LAWS OF
# FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.

## ARTICLE I
## NAME OF ORGANIZATION

The Organization shall be known as the Filipino American Sports Teams of Detroit Recreation, Inc. (herein referred to as FAST-D REC). The principal office of this corporation will be located at 5065 Longview Drive, Troy, Michigan 48098. The Executive Board may change the location of the principal office from time to time.

## ARTICLE II
## GOALS AND OBJECTIVES

Section 1. Goals. To make a positive difference within the youth (those under eighteen years of age, herein referred to as the "Youth") of the Filipino-America Community of the Metro-Detroit area ("Community") by conducting the following activities to combat juvenile delinquency thereby lessening the burdens of government:

A. Providing free instruction to the Youth through sports clinics, camps, and the like led by qualified instructors;

B. Promoting and providing accessible and affordable organized sports leagues, tournaments, and the like for the Youth within our Community to participate; and

C. Teaching life skills to the Youth using sports and the positive character-building values such as discipline, camaraderie, teamwork, and leadership they encourage,

Section 2. Objective. To solicit and receive grants and contributions (real or personal property), to enter into appropriate contracts, to engage needed personnel and service, to participate in fundraising events that raise , and to transfer, hold, and invest such properties as may be needed to fulfill the goals and objectives of FAST-D REC.

## ARTICLE III
## RESTRICTIONS AND ACTIVITIES

Section 1. Charitable Purpose. Said organization is organized exclusively for charitable, religious, educational, and scientific purposes, as specified in section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, including for such purposes as the making of distributions to organizations that qualify under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Section 2. Restricted Activities. At all times, the following shall operate as conditions restricting the operations and activities of the corporation:

A. No part of the net earnings of the organization shall inure to the benefit of, or be distributable to its members, trustees, officers, or other private persons, except that the organization shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article II, Section I hereof of this constitution.

B. No substantial part of the activities of the organization shall constitute the carrying on of propaganda, or otherwise attempting to influence legislation, or any legislation, or any initiative or referendum before the public, and the organization shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in the opposition to any candidate for public office.

C. Notwithstanding any provision of these articles, the organization shall not carry on any other activities not permitted to be carried on (1) by an organization exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future federal tax code, or (2) by an organization contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code, or the corresponding section of any future federal tax code.

Section 3. Dissolution. Upon the dissolution of the organization, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code, or the corresponding section of any future tax code, or shall be distributed to the federal government, or to a state or local government, for a public purpose. Any such assets not so dispensed of shall be disposed of by a Court of Competent Jurisdiction of the county in which the principal office of the organization is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

## ARTICLE IV
## THE EXECUTIVE BOARD

Section 1. Members. The Executive Board shall initially consist of the following Executive Board Members:

Joselito C. Apigo, 512 Salus Drive, Waterford, Michigan 48327
Ronald Gayta, 2236 Oxford Road, Berkley, Michigan 48072
Arthur Orzame, 5065 Longview Drive, Troy, Michigan 48098
Carl Cayabyab, 13736 Silver Birch Circle, Shelby Township, Michigan 48315

The corporation may also have, at the discretion of the Executive Board Members, such Advisory Board Members as may be appointed by the Executive Board. Any member of the Advisory Board Members may be held by the same person, except that neither the Secretary nor the Treasurer may serve concurrently as an Executive Board Member.

Section 2. Term. Executive Board Members shall continue to remain in their capacity unless the Executive Board Member is removed or resigns from such position.

Section 3. Removal. Subject to the rights, if any, of an executive Board Member, an Executive Board Member may be removed, with or without cause, by the unanimous vote of the remaining Executive Board Members

Section 4. Resignation. Any Executive Board Member may resign at any time by giving written notice to any other Executive Board Member or Secretary. Any resignation shall take effect on the receipt of that notice or any later time specified by the notice, and, unless otherwise specified in that notice, the acceptance of the resignation shall not be necessary to make it effective.

Section 5. Vacancy. In case of a vacancy from the Executive Board, the remaining Executive Board Members shall unanimously appoint a successor.

Section 6. Executive Arm. The Executive Board shall be the executive arm of REC.

A. It shall execute, administer and/or supervise the programs, activities, or projects of REC.
B. It shall manage with reasonable care and prudence the finance and properties of REC.
C. In case of conflict between the Executive Board and the Advisory Board, a majority vote of the Executive Board in a duly constituted meeting shall be the final arbiter.

Section 7. Meetings. Meeting of the Executive Board may be called at any time by the Executive Board Members. Notice of meetings shall be notified at least three days before the day of the meeting and shall state the time, place and purpose of the meeting.

Section 8. Except as otherwise provided by these Bylaws or statute, all matters before the Executive Board shall be decided by a majority vote of the members present in a duly convened meeting.

## ARTICLE V
## DUTIES AND RESPONSIBILITIES OF THE EXECTUIVE BOARD

Section 1. Executive Board Member. Each Executive Board Member shall:

A. Preside at all meetings of the Executive Board

B. Be responsible for preparing the agenda of the Executive Board meetings.

C. Have the power to appoint committees subject to the unanimous approval of the Executive Board Members.

D. Be responsible for maintaining good public relations with the Community.

E. Be granted reimbursement for any expenses incurred in the performance of his/her duties and for any membership dues in other organizations as approved by the Executive Board.

F. Have the authority to nominate he committee chairpersons and members.

Section 2. Standard of Care. An Executive Board Member shall perform bus/her duties in good faith, in a manner to be in the best interest of this corporation and with such care, including reasonable inquiry, as an ordinary prudent person in a like situation would use under similar circumstances.

In performing their duties, Executive Board Members shall be entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, in each case prepared or presented by:

A. One or more members of this corporation whom REC, independent accountants, or other persons as to matters the Executive Board Member believes to be within such person's professional or expert competence; or

B. A committee upon which the Executive Board Member does not serve, as to matters within its designated authority, provided that the Executive Board Member believes such committee merits confidence.

So long as in any such case, the Executive Board Member acts in good faith after reasonable inquiry when the need, therefore, is indicated, by the circumstances and without knowledge that would cause such reliance to be unwarranted. A person who performs the duties of an Executive Board Member in accordance with this Section shall have no liability based upon any failure or alleged failure to discharge that person's obligations as an Executive Board Member, including, without limiting the generality of the foregoing, any actions or omissions which exceed or defeat a public or charitable purpose to which a corporation, or assets held by it, are dedicated.

## ARTICLE VI
## THE ADVISORY BOARD

Section 1. The Advisory Board shall consist of (a) Recording Secretary, (b) Corresponding Secretary, and (c) Treasurer.

Section 2. The Executive Board may appoint other members within the Advisory Board.

Section 3. All Advisory Board Members must be members in good standing of FAST-D, Inc.

## ARTICLE VII
## DUTIES AND RESPONSIBILITIES OF THE ADVISORY BOARD

Section 1. Recording Secretary. The Recording Secretary shall:

A. Be responsible for keeping accurate minutes of meetings of the Executive Board.

B. Keep the official REC membership roll and to call the roll when required.

C. Keep on file all committee reports and have custody of the corporate seal, if there shall be one.

D. Have other duties prescribed by the Executive Board or by standing rule.

Section 2. Corresponding Secretary. The Corresponding Secretary shall:

A. Assist the Recording Secretary in the performance of his/her duties.

B. Notify Advisory Board Members, committee members, and individuals concerned regarding their appointments.

C. Be responsible for sending notices of meetings and letters of appointment to the Advisory Board and committee members.

D. Assume the duties of the Recording Secretary in case of death, disability, or incapacity of the Recording Secretary.

Section 3. Treasurer. The Treasurer shall:

A. Be the custodian of funds received by REC and be responsible for their safeguarding and proper disbursement.

B. Shall keep the funds on deposit in a financial institution approved by the Executive Board.

C. Shall make a monthly financial report to REC and the Executive Board.

D. Shall be covered by the proper bond with good and sufficient surety against fraud and dishonestly in an amount to be determined by the Executive Board.

E. Shall prepare before the annual meeting a summary of receipts and expenditures and a balance sheet listing all assets and liabilities.

F. Submit a yearly budget for adoption by the Executive Board, at such time as the Executive Board shall direct.

G. Be in charge of depositing checks/monies, collection of receivables and prepare the report pertaining to the deposit of funds and to reconcile with the treasurer records.

Section 4. The Committee Directors and other Advisory Board Members are expected to serve and be proactive in various committees utilizing their respective skills and abilities and shall have such duties as voted upon by the Executive Board.

## ARTICLE VIII
## MEETINGS

Section 1. Regular Meetings. Regular meetings shall be held every first Friday of the first month of each quarter (i.e., January, April, July, and October). The presence of at least two-thirds of the Executive Board shall constitute a quorum necessary for the conduct of official business.

Section 2. Annual Meeting. The annual meeting shall be held within the month of December.

A. At the meeting, reports shall be presented by Executive Board.
B. The presence of at least two thirds of the Executive Board shall constitute a quorum necessary for the conduct of official business at an Annual General Meeting.

Section 3. Special Meetings. Special meetings may be called by the Executive Board.

## ARTICLE IX
## FINANCIAL PROCEDURES ON TRANSACTIONS

Section 1. The fiscal year shall be January 1 to December 31.

Section 2. All funds shall be deposited in a financial institution or as the Executive Board may direct. No withdrawal of funds must be made without the approval of the Executive Board. Checks must be issued and signed by any two of the Executive Board Members. No payment in excess in one thousand dollars may be made without specific authorization of the Executive Board.

Section 3. The Executive Board Members may enter into any contract or executive and deliver any instrument in the name of REC.

## ARTICLE X
## INDEMNIFICATION

Section 1. No Executive Board Member or Advisory Board Member shall be liable for the acts or failure to act on the part of any other Executive Board Member or Advisory Board Member of REC or be liable for his/her acts or failure to act under these Bylaws, except in such cases wherein the Executive Board Member or Advisory Board Member is negligent in the performance of the duties of the position.

Section 2. Any person made or threatened to be made party to any action, suit or proceeding by reason of the fact that he/she is or was an Executive Board Member of REC shall be indemnified by REC against any liability and reasonable expense incurred by him/her in connection with the defense or settlement of such action except in relation to matters as to which it shall be adjusted by the Court that such officer is liable for negligence or misconduct in the performance of his/her duties.

## ARTICLE XI
## PARLIAMENTARY AUTHORITY

Section 1. The rules contained in the latest edition available of the Robert's Rules of Order shall govern the proceedings of REC in so far as they are applicable.

Section 2. A parliamentarian may be appointed by the Executive Board whose rulings regarding parliamentary procedures shall be binding unless overruled by a majority vote of the officers. The Parliamentarian shall be appointed from among the Executive Board Members.

## ARTICLE XII
## AMENDMENTS

Section 1. Process. The Constitution and Bylaws may be amended by the general membership of REC by two-thirds vote present in a meeting duly constituted provided by the proposed amendments were submitted in writing and sent to the Executive Board.

Section 2. Effective date. The amended Constitution and Bylaws shall be effective upon the ratification by the Executive Board.

Section 3. History of Amendments.

**RESOLUTION TO ACCEPT AMENDMENT 1 TO BYLAWS OF FAST-D REC**

**WHEREAS,** at its special meeting on September 16, 2025, the Executive Board met to review and accept Amendment 1 to the Bylaws of FAST-D REC regarding membership into the organization.

**WHEREAS,** the Executive Board voted unanimously to accept Amendment 1 to the Bylaws of FAST-D REC.

**NOW, THEREFORE, BE IT RESOLVED,** that the Executive Board hereby accepts Amendment 1 to the Bylaws of FAST-D REC, effective as of the date of this Resolution.

Ron Gayta
Vice-President / Executive Board Member
FAST-D REC, Inc.

September 16, 2025
Executive Board Resolution No. 2025-04

**BY-LAWS OF**
**FILIPINO AMERICAN SPORTS TEAMS OF DETROIT RECREATION, INC.**

## AMENDMENT 1

## ARTICLE XIII
## MEMBERSHIP

**Section 1. Eligibility**. Membership in REC is open to all individuals who support the objectives and purposes of the organization, without discrimination on the basis of race, color, religion, gender, sexual orientation, national origin, disability, or any other legally protected status.

**Section 2. Admission.** Any individual who wishes to become a member of REC shall be approved by an Executive Board member. The Executive Board shall approve all memberships, provided the applicants meet the eligibility criteria outlined in section 1 of this article.

**Section 3. Termination of Membership**. Membership in REC may be terminated by resignation, expulsion, or dissolution of the organization. Resignation shall be submitted in writing or verbally to an Executive Board member. Expulsion may occur for reasons including, but not limited to, violation of the organization's code of code or failure to fulfill membership obligations.

**Section 5. Membership Fees.** REC operates on the principle of open membership without the imposition of any membership fees. All individuals who meet the eligibility criteria outlined in Section 1 shall be entitled to membership without financial obligation.

**Resolution to Accept Amendment 1 of Bylaws**
**Executive Board Resolution No. 2025-04 dated September 16, 2025**

500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**K.1.a.**

**Date:** November 14, 2025

**To:** Frank Nastasi, City Manager

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

**Subject:** ANNOUNCE PUBLIC HEARING (DECEMBER 1, 2025) – CONDITIONAL REZONING – (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), Section 3, From NN (Neighborhood Node "Q") & R-1B (One Family Residential) Zoning Districts to RT (One Family Attached) Zoning District.

---

The applicant GFA Development seeks conditional rezoning of a 5.15-acre site. The applicant intends to maintain the present R-1B zoning of three (3) existing single-family homes on Livernois to preserve the homes. The remainder of the site is to be rezoned to RT to accommodate twenty-two (22) new units. The attached report prepared for the April 8, 2025 Planning Commission Regular meeting summarizes the application.

The applicant has voluntarily offered to restrict uses on the property to the following:

1. The Total number of units within the property proposed to be rezoned to RT shall not exceed 22.
2. The maximum height of all units shall not exceed 28 feet.
3. The approved 3-story townhouse project will be abandoned and not constructed.
4. The preliminary site plan for the Village of Hastings is approved.
5. Three (3) single family residential parcels to remain zoned R-1B for one family (Exhibit E) residential use. The properties will be improved through tree trimming and new landscaping. The existing homes will be painted. No permit for demolition shall be issued for these homes for fifteen (15) years beginning on the effective date of this agreement.
6. The proposed development will include a minimum of twenty percent (20%) of site area dedicated to open space within the development. The dedicated open space will be a park for the residents of the Village of Hastings to enjoy. The park will encourage people from outside the development to utilize the facilities provided within the Village of Hastings.
7. As emphasized in the City of Troy's Master Plan for the area of Livernois and Square Lake, development will focus on non-vehicular transport. Over 2,000 feet of sidewalks and walking paths will be provided for the local residents of the historic Troy Corners area to utilize.
8. Landscape screening will be provided to the R-1B zoned properties to the north and the east of the proposed development. Per table 13.02-b in the City's Zoning Ordinance

(Exhibit F), screening between two residential uses (one-family and two-family dwellings) is not required. The Development will use a combination of alternative 1 and alternative 2 screening styles between the proposed development and the existing single-family homes per (See Exhibit B, Sheet L-1.0, Landscape calculations Chart).
9. Building materials shall be a mix of brick, asphalt shingles, LP plank siding or similar with a variety of color palates and durable low-maintenance or maintenance free materials.
10. Each unit shall have a two-car garage. A minimum of ten (10) -guest parking space shall be provided

City Council is the approval body for conditional rezoning applications, following a Planning Commission recommendation. The Planning Commission held a public hearing on this item on April 8, 2025 and recommended approval of the request by a vote of 8-0.

The Planning Commission proposed a number of design considerations in their resolution:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Planning Commission design considerations were addressed as follows:

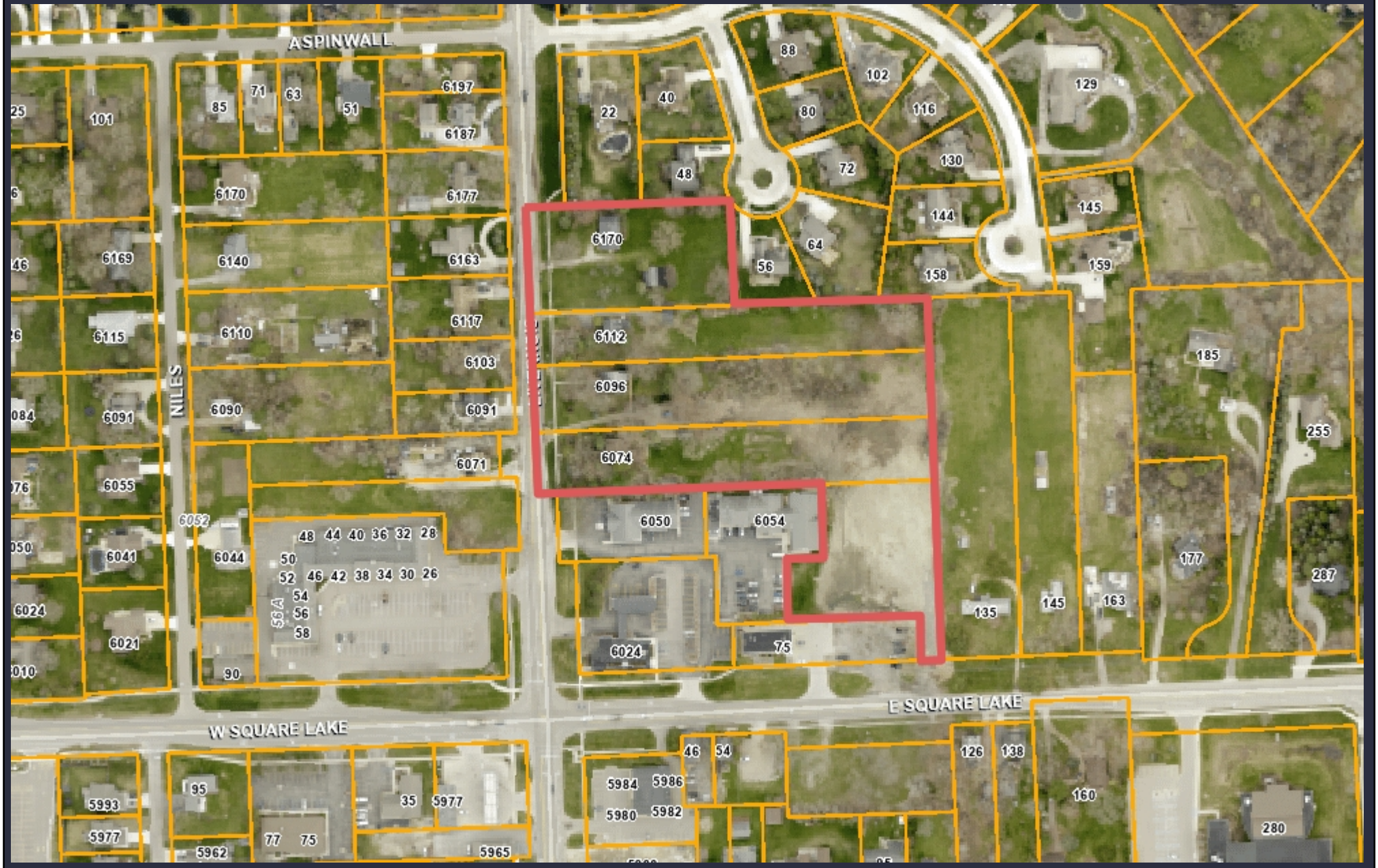
1. The Conditional Rezoning Agreement will be provided to City Council prior to the public hearing.
2. The photometric plan was updated and is included in the agenda packet.
3. The applicant has voluntarily offered that “No permit for demolition shall be issued for these homes for fifteen (15) years beginning on the effective date of this agreement”.

A public hearing is scheduled for this item on December 1, 2025.

Attachments:

1. Maps
2. Report prepared by Carlisle/Wortman for April 8, 2025 Planning Commission meeting
3. Minutes from April 8, 2025 Planning Commission Regular meeting (excerpt)
4. Preliminary Site Plan

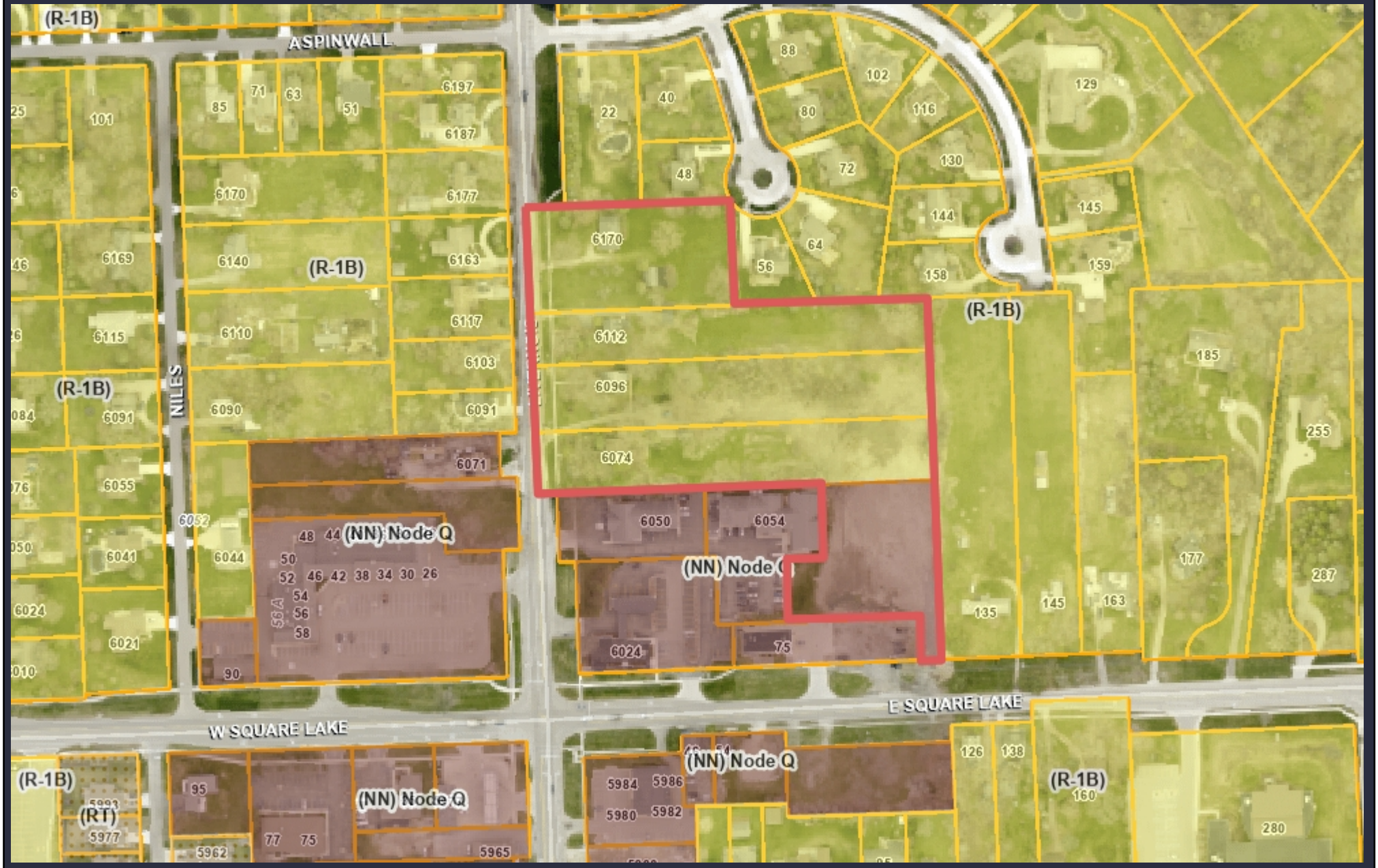
# GIS Online




577 0 288 577 Feet

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.

# GIS Online




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.

Carlisle | Wortman
ASSOCIATES, INC.
117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

Date: February 17, 2025
April 1, 2025

# Conditional Rezoning and Preliminary Development Plan Approval Review For City of Troy, Michigan

| | |
|---|---|
| Applicant: | GFA Development Inc |
| Project Name: | Village of Hastings CR |
| Plan Date: | March 7, 2025 |
| Location: | East side of Livernois, north of Square Lake |
| Zoning: | R-1B, Single Family Residential (approx. 4.9 acres) & NN-Q Neighborhood Node, (approx. 1.1 acres) |
| Proposed Zoning: | Conditional Rezoning to RT, One-family Attached Residential District |
| Action Requested: | Conditional Rezoning and Preliminary Development Plan Recommendation |

## BACKGROUND

An application has been submitted to conditionally rezone a +/-5.0 acre site from R-1B to RT, One-family Attached Residential District in order to construct twenty-two (22) new residential units. Please note that the three (3) existing homes on Livernois will remain R-1B.

Approximately 3.9 acres of the site is currently zoned R-1B, which does not permit duplexes; while approximately 1.1 acres of the site is zoned Neighborhood Node, which does allow multi-family residential.

The subject site is located on the east side of Livernois, north of Square Lake. Access is via a new twenty-eight (28) foot wide private road off Livernois along with an emergency vehicle access road off Square Lake in the southeast corner of the development. The 25-units will be distributed in the format outlined below:

- Four (4) ranch style detached single-family homes,
- Two (2) duplex ranches (4 units),
- Seven (7) two-story attached (14 units)
- Three (3) existing homes on Livernois (3)

The applicant previously submitted a Planned Unit Development (PUD) for this site which included thirty (30) new residential units and preserved the three (3) existing homes on site. The PUD was recommended for denial by the Planning Commission but the applicant pulled the application prior to City Council consideration.

Please note that the Planning Commission is a recommending body on this matter . The Planning Commission is to make a recommendation to the City Council for their consideration.

<u>Location of Subject Site:</u>



Current Zoning:
R-1B, Single Family Residential & NN-Q Neighborhood Node.

Proposed Uses of Subject Parcels:
Twenty-two (22) new units and preserving three (3) homes on Livernois. Totals 25 units.

Current Use of Subject Properties:
Single Family Homes and undeveloped land.

Surrounding Property Details:

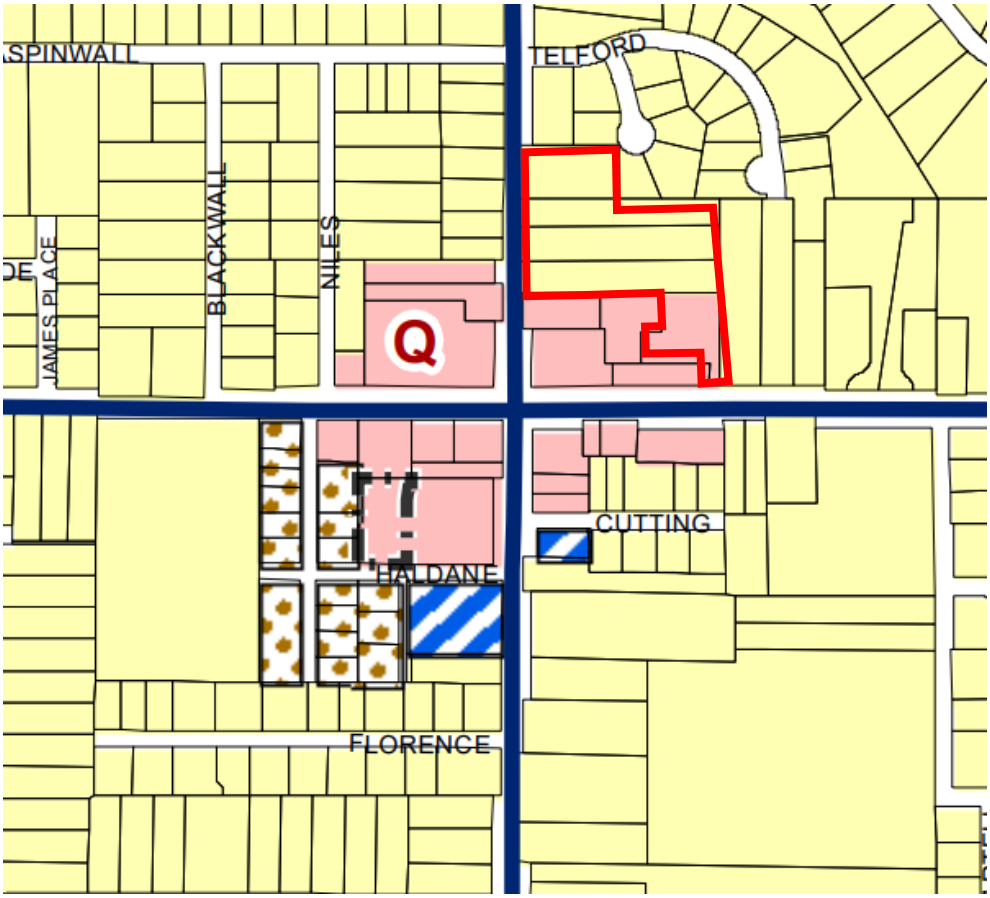
| Direction | Zoning | Use |
|---|---|---|
| North | R-1B | Single Family Housing |
| South | NN-Q | Commercial / Office |
| East | R-1B | Single Family Housing |
| West | R-1B / NN-Q | Single Family Housing / Commercial |

## CONDITIONS OFFERED

The applicant has voluntarily offered the following conditions:

A. *The total number of units within the property proposed to be rezoned to RT shall not exceed 22.*
B. *The maximum height of all units shall not exceed 28 feet.*
C. *The approved 3-story townhouse project will be abandoned and not constructed.*
D. *The Preliminary Site Plan for the Village of Hastings is approved.*
E. *Three Single Family Residential parcels to remain R-1B One Family Residential. The properties will be improved through tree trimming and new landscaping and the century-old homes will be painted.*
F. *The proposed development will include a minimum of 20% site area dedicated to open space within the development. Within this open space dedication will be two parks for the residents of The Village of Hastings to enjoy. The parks will encourage people from outside the development to utilize the facilities provided within the Village of Hastings.*
G. *As emphasized in the City of Troy's Master Plan for the Livernois and Square Lake neighborhood node, the development will focus on non-vehicular transport. Over 2,000 feet of sidewalks and walking path will be provided for the local residents of the historic Troy Corners area to utilize.*
H. *Landscape screening will be provided to the R-1B zoned properties to the north and the east of the proposed development. Per table 13.02-B in the City of Troy's Zoning Ordinance, screening between two residential uses (one and two family dwellings) is not required. We propose to use a combination of Alternative 1 and Alternative 2 screening styles between the proposed development and the existing single-family homes.*

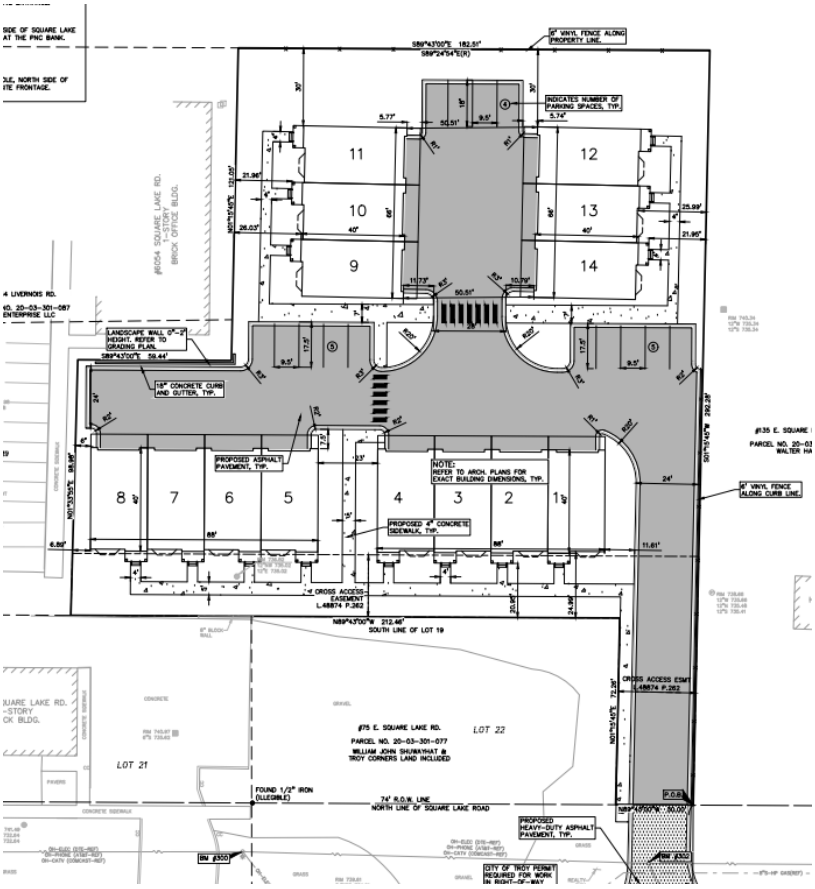
## ZONING




The site includes a mix of zoned R1-B (one family residential) and NN, Neighborhood Node Zoning. Uses along this portion of Livernois and Square Lake Road are primarily low intensity office and retail located near the intersection. Institutional uses exist along Square Lake Road with Troy Preschool to the west of the intersection and Saint Elizabeth Ann Seton Church to the east of the intersection. Newer dense multi-family housing does exist south of the intersection along Livernois.

## PREVIOUS PLANNING COMMISSION REVIEWS

The following 14-unit townhome development was approved in 2018:




*2018 approved 14-unit site plan.*

The applicant is revising the approved site layout shown above and expanding the project to the northwest. If the conditional rezoning is approved, this approved site plan would be null and void.

## CHANGES SINCE LAST PLANNING COMMISSION REVIEW

The item was last reviewed by the Planning Commission on February 25, 2025. The item was postponed to allow the applicant to address the following information:

**A. Clarification on voluntary offer to preserve existing three homes; define preservation, provide timeline and perpetuity of preservation.**

CWA Response: The applicant has clarified their voluntary offer regarding the three homes to state that they will *"remain R-1B One Family Residential. The properties will be improved through tree trimming and new landscaping and the century-old homes will be painted."*

**B. Provide a photometric plan.**

CWA Response: The applicant has provided a photometric plan but we note that it is incomplete. The photometric plan is hard to read, shows footcandle readings of 1.0 at all property lines even if there is no light source near the property lines, and does not include fixtures. The applicant should resubmit.

**C. Resubmit colored renderings.**

CWA Response: The applicant has provided colored renderings.

**D. Consideration to provide a Conditional Rezoning Agreement for review by the City Attorney.**

CWA Response: The applicant has not provided a Conditional Rezoning Agreement. This should be a condition of approval.

## NATURAL FEATURES

**Topography:** A topographic survey has been provided on sheet P-1.0. The site is relatively flat with the exception of the southeast corner where a natural depression exists and will be converted into the detention basin.

**Wetlands:** There are no state regulated wetlands on the site.

**Floodplain:** The site is not located within a flood hazard zone.

**Woodlands:** A tree inventory and replacement plan have been provided on Sheet T.1.0-T.1.1. The applicant surveyed a total of 295 trees on site. The composition of trees is predominantly woodland and invasive species with a small amount of landmark trees. Invasive species include silver maples, box elder, black walnut, elm, white mulberry, american elm, norway maple, catalpa, white poplar, green ash and cottonwood. Of the 295 on-site trees, 44 woodland trees and 4 landmark trees will be saved. Preserved trees will be primarily along the borders of the site and adjacent to the three (3) existing homes.

| **Replacement Details** |
|---|

| **Protected Tree** | **Inches Removed** | **Replacement Required** |
|---|---|---|
| Landmark | 189 inches | 189 inches |
| Woodland | 329 inches | 165 inches |
| | | |
| **Protected Tree** | **Inches Preserved** | **Credit** |
| Landmark | 77 inches | 154 inches |
| Woodland | 440 inches | 880 inches |
| | | |
| Protected Replacement Required | 354 Inches | |
| Preservation Credit | 1,034 Inches | |
| **Total** | **0 inches of replacement required** | |
| | | |
| **Total Tree Mitigation** | **0 inches of replacement required** | |

***Items to be Addressed:*** *None.*

## SITE ARRANGEMENT

The applicant is proposing to construct twenty-two (22) new residential units and preserve the three (3) homes on Livernois. A detention basin is proposed for the southeastern portion of the site, which will be bordered by neighboring properties to the south and west, the site emergency vehicle access drive to the east, and on-site parking to the north. The plans include one (1) centralized outdoor recreational area.

***Items to be Addressed:*** *None.*

## AREA, WIDTH, HEIGHT, SETBACKS

The dimensional requirements for the RT district are indicated below:

| | **Required** | **Provided** | **Compliance** |
|---|---|---|---|
| Front Setback | 25 feet | 35 feet | Complies |
| Front Setback (major arterial) | 50 feet | 50 feet | Complies |
| Side Setbacks | 5/15 feet | 35 feet | Complies |
| Rear Setback | 35 feet | 35 feet | Complies |
| Maximum Building Lot Coverage | 30% | 18% | Complies |
| Maximum Building Height | 2.5 stories<br>30 feet | 18/19- feet (one-story ranch)<br>25”-11” (two story) | Complies |

| | | | |
|---|---|---|---|
| | | | |

***Items to be Addressed:*** *None*

## PARKING

Section 13.06.G of the Zoning Ordinance requires:

| | Required | Provided | Complies |
|---|---|---|---|
| **Multiple-Family Residential** | | | |
| 1 space per each efficiency dwelling unit<br>2 spaces per each dwelling unit | 2*22 units=<br>44 spaces (new)<br>+<br>2*3= 6 spaces (existing) | 25 surface lot spaces<br>22 garage spaces<br>= 47 total (new)<br>+<br>6 spaces (existing) | Complies |

***Items to be Addressed:*** *None*

## SITE ACCESS AND CIRCULATION

Vehicular Access

The site will be accessed from Livernois Road via a two-lane entry. There is a one-lane Emergency Vehicular Access (EVA) proposed from Square Lake Road into the southeastern portion of the development. The applicant has provided signage around the EVA to inform that this lane is meant for emergency vehicles only.

Pedestrian Circulation

Five (5) foot wide sidewalks are shown throughout the development providing pedestrian connection to multiple units and open space amenities. The applicant has also provided three (3) crosswalks in areas expected to have heavier pedestrian traffic. One (1) crosswalk connects the sidewalk south of the sports court to the adjacent sidewalk north of Unit 22. On the south side of the main road, two (2) more crosswalks are provided where the sidewalk ends for vehicular entry.

***Items to be Addressed:*** *None.*

## LANDSCAPING

A landscaping plan has been provided on Sheets L-1.0 and L-1.1. The following table discusses the development's compliance with the landscape requirements set forth in Section 13.02.

| | Required | Provided | Compliance |
|---|---|---|---|
| **Greenbelt Planting** | | | |
| Livernois: 1 tree per 30 feet of frontage | 463 / 30 = 15 | 16 | Complies |
| **Property Lines** | | | |
| <u>North (Residential):</u><br>1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet | 297-feet along western half / 10 = 30 trees | 30 large evergreen trees | Complies |
| | 305-feet along eastern half / 10 = 31 trees | 31 large evergreen trees | Complies |
| <u>East (Residential):</u><br>1 large evergreen tree per 10 lineal feet OR 1 narrow evergreen tree per 3 lineal feet | 170-feet along northern quarter/3 = 57 trees | 57 narrow evergreen trees | Complies |
| | 586-feet along southern three quarters/3 = 195 trees | 195 narrow evergreen trees | Complies |
| <u>South (Office):</u><br>Not required | N/A | 2 trees | N/A |
| **Subdivision and Site Condominium Landscaping** | | | |
| 1 tree per 50 lineal feet of public or private road frontage | 1,281 LF / 50= 26 trees | 52 trees | Complies |
| **Overall** | | | |
| Site landscaping:<br>A minimum of 20% of the site area shall be comprised of landscape material | 20% | 26% | Complies |

<u>Trash Pickup</u>

There is no common trash enclosures. Trash will be located in each individual garage and rolled out for pickup.

***Items to be Addressed**: None.*

## PHOTOMETRICS

The applicant has provided a photometric plan but we note that it is incomplete. The photometric plan is hard to read, shows footcandle readings of 1.0 at all property lines even if there is no light source near the property lines, and does not include fixtures. The applicant should resubmit.

***Items to be Addressed:*** *Provide updated photometric plan.*

## FLOOR PLAN AND ELEVATIONS

Floor Plans

**Ranch Unit:**
The front façade of the ranch allows entry into the unit via the front door and through the garage. The unit features three (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, and laundry room. Ranch units can be built with either a 2-car garage or 3-car garage. The applicant has confirmed that this choice shall be made by the buyer at the time of sale. Ranch units with a 3-car garage will be slightly larger in width and will include a covered patio in the rear yard.

**Ranch Duplex Unit:**
Each ranch duplex unit is accessed via the front door or the 2-car garage. The unit includes (3) bedrooms, two (2) restrooms, a great room, kitchen, nook area, laundry room, and mud room.

**2-story Duplex Unit:**
The first floor of each 2-story duplex unit includes a 2-car garage, mechanical equipment area, and stairs. The main door entrance is located on the side of the unit. The second floor includes the living room, kitchen, laundry area, two (2) bedrooms, and one (1) restroom.

Building Materials
Overall, the same general building materials are proposed for all housing types at this development. These materials include asphalt shingles, brick veneer, board and batten siding, painted wood trim, and insulated vinyl windows. The only notable differences in materials are that the ROW homes also contain limestone veneer and the ranch duplexes have a couple of small areas with metal roofing. Colored renderings indicate that all housing types shall have a similar color scheme, including shades of red, orange, brown, white, gray, and black.
The applicant has provided color renderings. We recommend the Planning Commission evaluate the proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.

***Items to be Addressed:*** *Planning Commission to evaluate proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.*

## CONDITIONAL REZONING STANDARDS

As set forth in section 16.04.C.3, Standards for Approval, a Conditional Rezoning may only be approved upon a finding and determination that all of the following are satisfied:

1. The conditions, proposed development, and/or proposed use of the land are designed or proposed for public health, safety, and welfare purposes.
2. The conditions, proposed development and/or proposed use are not in material conflict with the Master Plan, or, if there is material conflict with the Master Plan, such conflict is due to one of the following:
    a. A change in City policy since the Master Plan was adopted.
    b. A change in conditions since the Master Plan was adopted.
    c. An error in the Master Plan.
3. The conditions, proposed development and/or proposed use are in accordance with all terms and provisions of the zoning district to which the land is to be rezoned, except as otherwise allowed in the Conditional Rezoning Agreement.
4. Public services and facilities affected by a proposed development will be capable of accommodating service and facility loads caused by use of the development.
5. The conditions, proposed development and/or proposed use shall insure compatibility with adjacent uses of land.

## SITE PLAN REVIEW STANDARDS

Site Plan review standards provide the Planning Commission with direction when reviewing the proposed site plan and design features of this development.

<u>Section 8.06 outlines Site Plan Review Design Standards.</u>

1. *Development shall ensure compatibility to existing commercial districts and provide a transition between land uses.*
    a. *Building design shall enhance the character of the surrounding area in relation to building and parking placement, landscape and streetscape features, and architectural design.*
    b. *Street fronts shall provide a variety of architectural expression that is appropriate in its context and prevents monotony.*
    c. *Building design shall achieve a compatible transition between areas with different height, massing, scale, and architectural style.*

2. *Development shall incorporate the recognized best architectural building design practices.*
    a. *Foster a lasting impact on the community through the provision of high quality design, construction, and detailing.*
    b. *Provide high quality, durable materials, such as but not limited to stone, brick, glass, and metal. E.I.F.S. or material equivalent shall only be used as an accent material.*
    c. *Develop buildings with creativity that includes balanced compositions and forms.*

*d. Design roofs that are appropriate to the architectural style of the building and create an appropriate visual exterior mass of the building given the context of the site.*
*e. For commercial buildings, incorporate clearly defined, highly visible customer entrances using features such as canopies, porticos, arcades, arches, wing walls, ground plane elements, and/or landscape planters.*
*f. Include community amenities that add value to the development such as patio/ seating areas, water features, art work or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public.*

*3. Enhance the character, environment and safety for pedestrians and motorists.*
*a. Provide elements that define the street and the pedestrian realm.*
*b. Create a connection between the public right of way and ground floor activities.*
*c. Create a safe environment by employing design features to reduce vehicular and pedestrian conflict, while not sacrificing design excellence.*
*d. Enhance the pedestrian realm by framing the sidewalk area with trees, awnings, and other features.*
*e. Improve safety for pedestrians through site design measures.*

## SUMMARY

We recommend the Planning Commission hold a public hearing, consider public comment, and deliberate the following:

1. Compliance with Master Plan.
2. Compliance with Conditional Rezoning Standards.
3. Evaluate proposed architecture in accordance with Site Plan Review Design Standards of Section 8.06.

If the Planning Commission recommends approval of the Conditional Rezoning and Preliminary Site Plan, we suggest the following considerations:

1. Provide updated photometric plan.
2. Provide Conditional Rezoning Agreement to be reviewed by City Attorneys office.

Sincerely,

**CARLISLE/WORTMAN ASSOC., INC.**
**Benjamin R. Carlisle, AICP, LEED AP**
**President**

**CARLISLE/WORTMAN ASSOC., INC.**
**Shana Kot**
**Community Planner**

## CONDITIONAL REZONING

6. CONDITIONAL REZONING APPLICATION (JPCR2025-001) – Proposed Village of Hastings, East side of Livernois, North of Square Lake, PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004, Section 3, Presently Zoned NN (Neighborhood Node "Q") and R-1B (One Family Residential) Zoning Districts

Mr. Carlisle gave a brief review of the Conditional Rezoning application for the proposed Village of Hastings since last reviewed at the February 25, 2025 Planning Commission meeting. Mr. Carlisle asked the Board in its deliberation to consider if the application complies with the Master Plan, and if the application meets the Conditional Rezoning Standards and Site Plan Review Design Standards. Mr. Carlisle said any recommendation for approval should be subject to the design considerations as identified in his report dated April 1, 2025.

Mr. Abitheira addressed elevations, building materials and voluntary conditions upon approval. Mr. Abitheira said he plans to put the three existing homes that are currently rental homes on the market.

There was discussion on the three existing homes.
- Zoning classification of homes as relates to the application.
- Renovations; exterior improvements only, interior in good condition, home inspection.
- Sale of homes.
- Consideration by applicant to add porches.

Mr. Abitheira offered to condition approval on placing deed restrictions on the existing homes that state the homes cannot be torn down for fifteen (15) years.

Chair Perakis opened the floor for public comment.

- Jeff Williams, 159 Telford; spoke on behalf of the Telford Ridge Homeowners Association and addressed the HOA letter of support dated April 8, 2025. He asked for clarification on the brick veneer and horizontal lap siding building materials.
- Matthew Gebara, 5305 Collington; addressed housing variety, livability and walkability of proposed development.
- Deborah Louzecky, 6327 Donaldson; thanked Mr. Abitheira for collaborating with the neighbors. Ms. Louzecky addressed concerns expressed by residents on the west side of Livernois with the future widening of Livernois.
- Leasa Williams, 159 Telford; addressed traffic concerns, layout of patios on duplexes.

Chair Perakis closed the floor for public comment.

Mr. Savident said the City Engineer and City Traffic Consultant are cognizant of the neighbors' concerns with potential road improvements.

Moved by: Fox
Support by: Malalahalli

***Resolution # PC-2025-04-***

***RESOLVED***, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED,** subject to the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Discussion on the motion on the floor.

There was discussion on:

- Modification to Resolution to include reasons for granting approval; accepted by both maker and support of Resolution.
- Proposed landscaping; extensive as shown on plan to protect existing homes.
- Building materials; applicant confirmed brick, LPL siding, no vinyl.
- Conditions of support cited in Telford Ridge Homeowners Association communication.
- City Attorney review of Conditional Rezoning Agreement prior to the City Council consideration.
- Applicant's word not to extend development beyond subject application.

Vote on the motion on the floor, as modified.

***Resolution # PC-2025-04-023***

***RESOLVED***, That the Planning Commission hereby recommends to the City Council that the NN and R-1B to RT Conditional Rezoning request, as per Section 16.04 of the City of Troy Zoning Ordinance, located on the east side of Livernois and north of Square Lake (PIN 88-20-03-301-088, -023, -024, -025 and 88-20-03-351-004), within Section 3, being approximately 5 acres in size, be **GRANTED,** for the following reasons:

1. The request complies with the Master Plan.
2. The rezoning would permit greater flexibility in use and development of the property.
3. The conditions offered by the applicant reasonably protect the adjacent properties.
4. The rezoning would be compatible with surrounding zoning and land use.
5. The site can be adequately served with municipal water and sewer.

***BE IT FURTHER RESOLVED***, That the Planning Commission recommends the following site plan design considerations:

1. Provide a Conditional Rezoning Agreement to be reviewed by the City Attorney.
2. Provide an updated photometric plan to satisfy City staff for approval.
3. As applicant voluntarily offered during this meeting, provide fifteen (15) year deed restriction(s) on existing three homes.

Yes: All present (8)
Absent: Faison

**MOTION CARRIED**

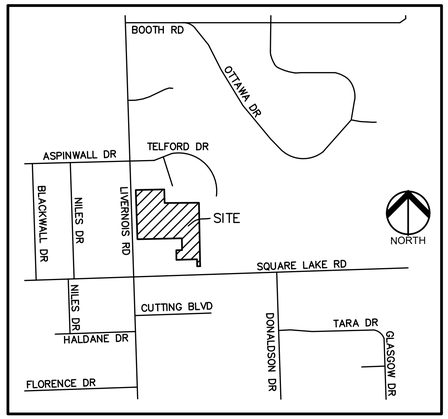
PRELIMINARY SITE PLAN

# THE VILLAGE OF HASTINGS

## PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,

CITY OF TROY, OAKLAND COUNTY, MICHIGAN

| PERMIT / APPROVAL SUMMARY | | |
|---|---|---|
| DATE SUBMITTED | DATE APPROVED | PERMIT / APPROVAL |




LOCATION MAP
NO SCALE

| INDEX OF DRAWINGS | |
|---|---|
| NUMBER | TITLE |
| | COVER SHEET |
| P-1.0 | TOPOGRAPHIC SURVEY |
| P-2.0 | PRELIMINARY SITE PLAN |
| P-3.0 | PRELIMINARY GRADING PLAN |
| P-4.0 | PRELIMINARY UTILITY PLAN |
| | |
| L-1.0 | PRELIMINARY LANDSCAPE PLAN |
| L-1.1 | LANDSCAPE DETAILS |
| T-1.0 | TREE PRESERVATION PLAN |
| T-1.1 | TREE PRESERVATION LIST |
| | |
| | ARCHITECTURAL PLANS |
| A100 | FIRST FLOOR UNIT PLAN |
| A200 | ELEVATIONS - OPTION A |
| A300 | 3D VIEWS |
| A100 | FIRST FLOOR UNIT PLAN |
| A200 | ELEVATIONS |
| A300 | 3D VIEWS |
| A101 | FIRST FLOOR UNIT PLANS |
| A102 | STANDARD SECOND FLOOR UNIT PLANS |
| A200 | STANDARD NORTH & SOUTH ELEVATION |
| A201 | STANDARD EAST & WEST ELEVATION |
| A400 | STANDARD AXONMETRIC VIEWS |
| | |
| P-1 | SITE PHOTOMETRIC PLAN |

## DESIGN TEAM


### OWNER/APPLICANT/DEVELOPER

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PHONE: 248.840.2828
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### CIVIL ENGINEER

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### ARCHITECT

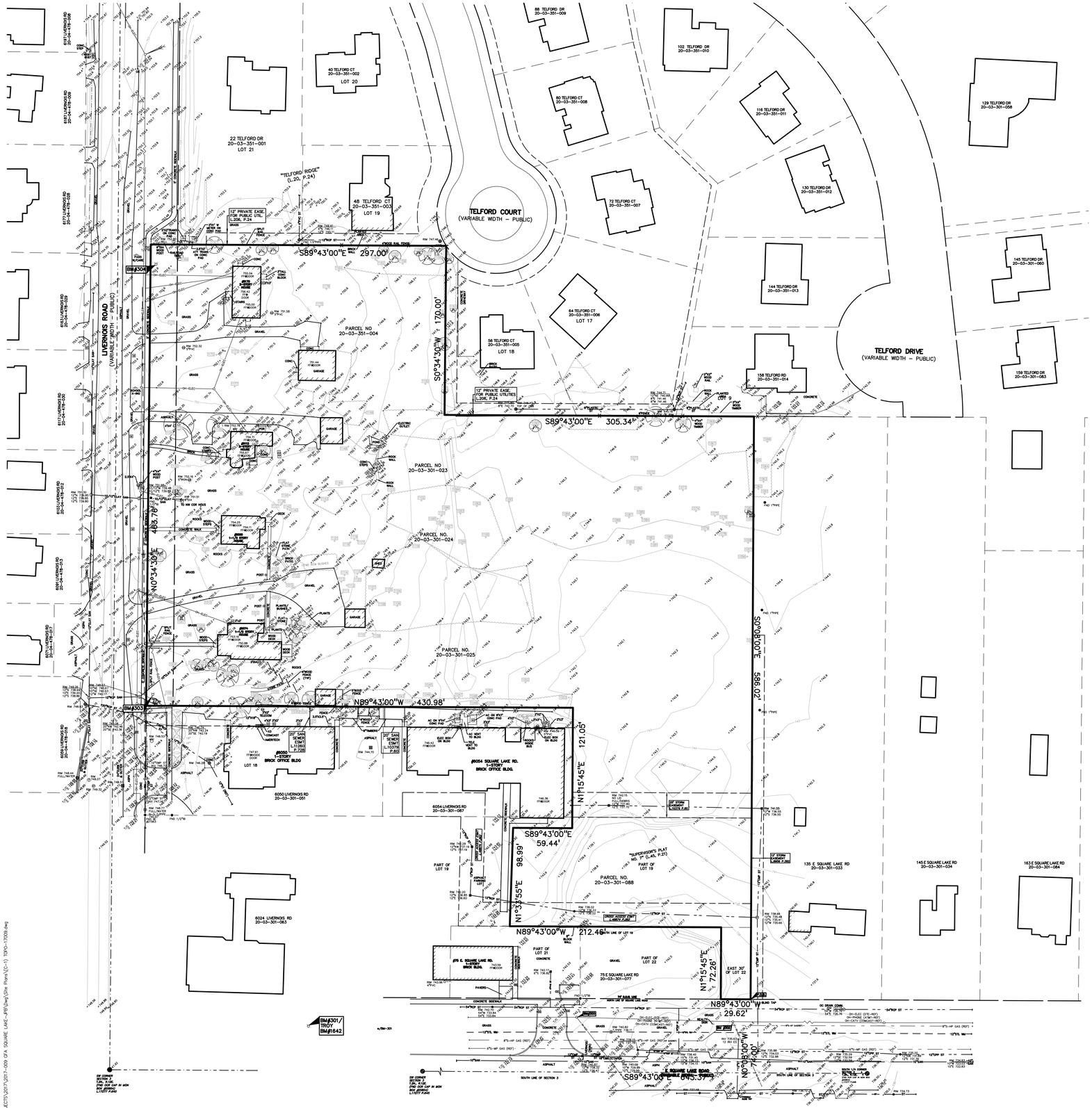
MOISEEV/GORDON ASSOCIATES, INC.
4351 DELEMERE COURT
ROYAL OAK, MI 48073
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CONTACT: LYNN WHIPPLE, PLA
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| REVISIONS | |
|---|---|
| DESCRIPTION | DATE |
| ORIGINAL ISSUE DATE | 12/13/2024 |
| REVISED PER PLANING COMMISSION COMMENTS DATED 02/25/2025 | 3/7/2025 |

STATE OF MICHIGAN
JOHN BRUCE THOMPSON
License No. 6201043292
LICENSED PROFESSIONAL ENGINEER




## LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING

- ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UNDERGROUND CABLE TV, CATV PEDESTAL
- TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

## REFERENCE DRAWINGS

PRELIMINARY ALTA/NSPS SURVEY, PEA JOB NO. 2017–009, DATED JANUARY 24, 2018

| | |
|---|---|
| CABLE | COMCAST MAP NO. 1319–404, DATED 4/03/07 |
| ELECTRIC | DTE MAP 316–404 & 319–404, DATED 2/15/2017 |
| PHONE | AT&T SKETCH VIA EMAIL, DATED 01/15/2017 |
| GAS | CONSUMERS ENERGY QUARTER SECTION MAP NO. 02–61–03–3, DATED 10–16–14 |
| WATER MAIN | CITY OF TROY GIS ONLINE |
| SANITARY SEWER | CITY OF TROY GIS ONLINE |
| SEWER & WATER | CITY OF TROY GIS ONLINE |
| STORM SEWER | CITY OF TROY GIS ONLINE<br>OAKLAND COUNTY WATER RESOURCES COMMISSION – KING DRAIN MAP SHEET #11 SW SECTION 3 |
| DRAIN | KING DRAIN, OAKLAND COUNTY DRAIN COMMISSIONER JOB NO. 880119, SHEET NO. 3, DATED 5–10–93, AS–BUILT 5–1–98<br>STORM DRAIN SYSTEMS, SHEET 011, WATER RESOURCES COMMISSIONER |

**Legal Description**
(Combined Parcel Per PEA Group)

Part of Lots 19 and 22 of "Supervisors Plat No. 7" as recorded in Liber 45 on pages 21 and 21A, Oakland County Records, together with part of the Southwest 1/4 of Section 3, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan and being more particularly described as Commencing at the Southwest Corner of said Section 3; thence along the south line of said section, S89°43'00"E, 643.50 feet; thence N00°08'00"W, 74.00 feet to the north line of East Square Lake Road, 74' half width, and the Point of Beginning; thence along said north line, N89°43'00"W, 29.62 feet; thence N01°15'45"E, 72.26 feet to the north line of said Lot 22, said line also being the south line of said Lot 19; thence along said south line N89°43'00"W, 212.46 feet; thence N01°33'55"E, 98.99 feet; thence S89°43'00"E, 59.44 feet; thence N01°15'45"E, 121.05 feet to the easterly extension of the north line of Lot 18 of said Supervisors Plat; thence along said line, N89°43'00"W, 430.98 feet to the east line of Livernois Road, 33' half width; thence along said east line, N00°34'30"E, 463.76 feet to the easterly extension of the south line of "Telford Ridge" as recorded in Liber 206, page 24 Oakland County Records; thence along said south line, S89°43'00"E, 297.00 feet to the west line of said Telford Ridge; thence along said west line, S00°34'30"W, 170.00 feet to the south line of said Telford Ridge, said line also being the north line of the south 660 feet of the southwest 1/4 of said Section 3; thence along said south line, S89°43'00"E, 305.34 feet to the west line of tax parcel 20–03–301–033; thence along said west line,S00°08'00"E, 586.02 feet to the aforementioned north line of East Square Lake Road and the Point of Beginning.
Containing 6.313 acres of land more or less.

**BENCHMARKS**
(CITY OF TROY DATUM)

BM #300
SET BENCHTIE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE.
ELEV. – 743.36

BM #301 – CITY OF TROY BM #1642
ARROW ON A HYDRANT LOCATED ON THE NORTH SIDE OF SQUARE LAKE ROAD, APPROX. 200' EAST OF LIVERNOIS ROAD AT THE PNC BANK.
ELEV. – 750.08

BM #302
FOUND BOAT SPIKE IN SOUTH FACE OF UTILITY POLE, NORTH SIDE OF SQUARE LAKE ROAD, AT THE CENTERLINE OF 30' WIDE SITE FRONTAGE.
ELEV – 737.51

BM #303
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 75' SOUTHWEST OF #6074 LIVERNOIS.
ELEV – 750.66

BM #304
ARROW ON HYDRANT, EAST SIDE OF LIVERNOIS, APPROX. 80' WEST OF #6170 LIVERNOIS.
ELEV – 755.18

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT
**GFA DEVELOPMENT, INC.**
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
**THE VILLAGE OF HASTINGS**
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 2/25/25 3/7/2025

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

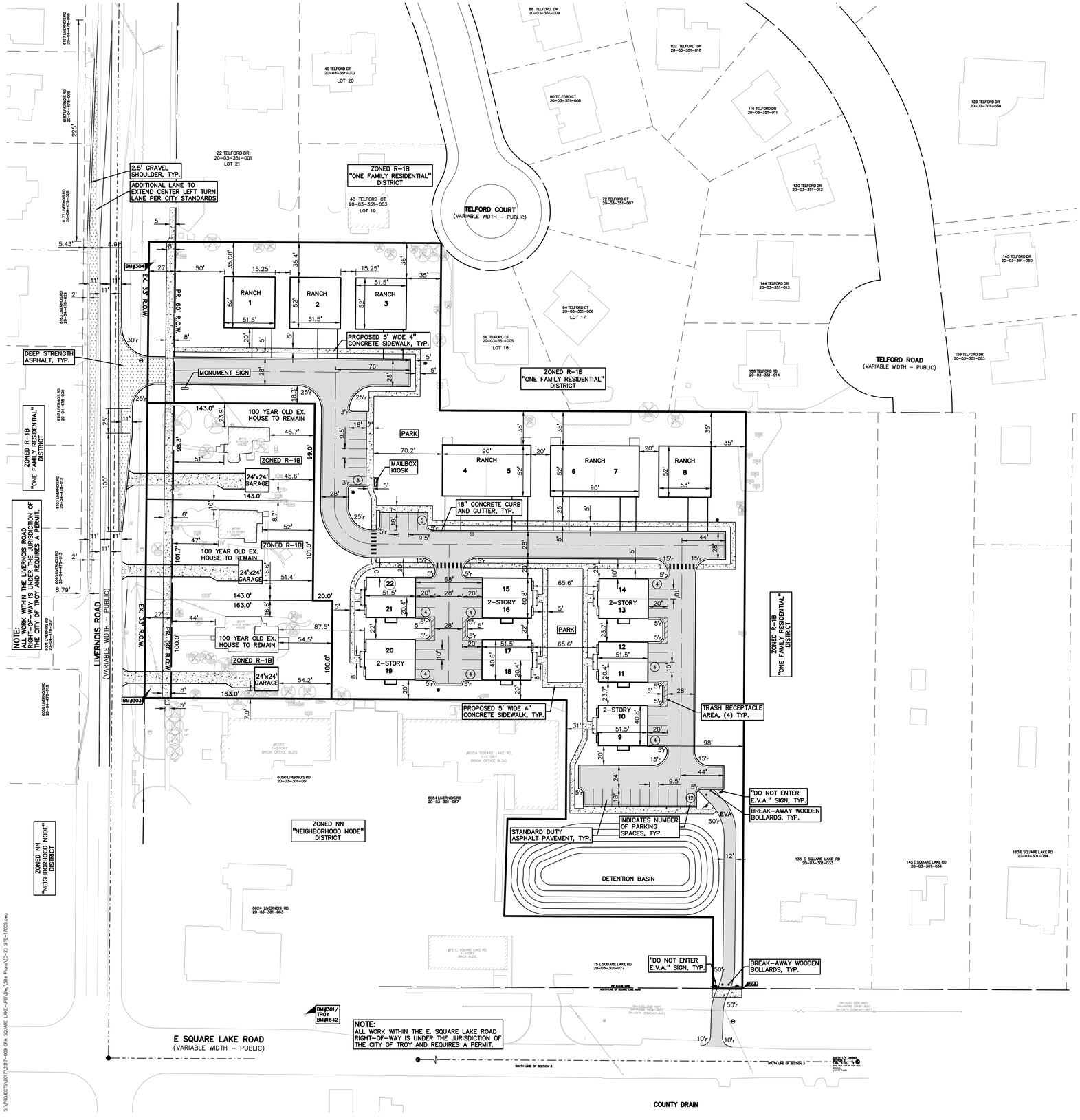
DRAWING TITLE
**TOPOGRAPHIC SURVEY**

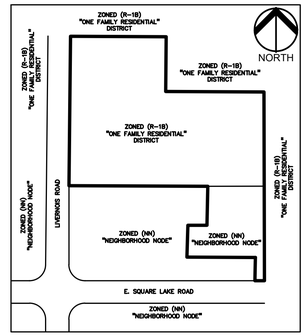
| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | KR |
| DN. | EH |
| DES. | EH |

DRAWING NUMBER:
P-1.0

**NOT FOR CONSTRUCTION**

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE - JP\9-Dwg\Site Plans\(C-1) TOPO-17008.dwg




## ZONING SKETCH

NOT TO SCALE

## LEGEND

- IRON FOUND
- IRON SET
- NAIL FOUND
- NAIL & CAP SET
- BRASS PLUG SET
- MONUMENT FOUND
- MONUMENT SET
- SEC. CORNER FOUND
- R RECORDED
- M MEASURED
- C CALCULATED

EXISTING / PROPOSED

- OH–ELEC– ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE
- UG–CATV– UNDERGROUND CABLE TV, CATV PEDESTAL
- UG–PHONE– TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE
- UG–ELEC– ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE
- GAS MAIN, VALVE & GAS LINE MARKER
- WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE
- SANITARY SEWER, CLEANOUT & MANHOLE
- STORM SEWER, CLEANOUT & MANHOLE
- COMBINED SEWER & MANHOLE
- SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN
- POST INDICATOR VALVE
- WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF
- MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE
- UNIDENTIFIED STRUCTURE
- SPOT ELEVATION
- CONTOUR LINE
- FENCE
- GUARD RAIL
- STREET LIGHT
- SIGN
- CONCRETE
- ASPHALT
- GRAVEL SHOULDER
- WETLAND

## SITE DATA:

LOCATION OF PROJECT:
LIVERNOIS ROAD, NORTH OF SQUARE LAKE ROAD

SIZE OF PROPERTY: 5.15 ACRES GROSS, 5.04 ACRES NET

PROPOSED USE OF PROPERTY: EIGHT (8) RANCH STYLE SINGLE FAMILY HOMES, FOURTEEN (14) 2 STORY ATTACHED SINGLE FAMILY HOMES.

CURRENT ZONING: R-1B, ONE-FAMILY RESIDENTIAL DISTRICT AND (NN) NEIGHBORHOOD NODE Q, SITE TYPE NN:B, BUILDING FORM: C

PROPOSED ZONING: CONDITIONAL RE-ZONE TO RT "ONE-FAMILY ATTACHED RESIDENTIAL DISTRICT"

SURROUNDING PROPERTY DETAILS:

| DIRECTION | ZONING | USE |
|---|---|---|
| NORTH | R-1B, ONE-FAMILY RESIDENTIAL DISTRICT | SINGLE-FAMILY HOMES |
| SOUTH | NEIGHBORHOOD NODE Q | COMMERCIAL |
| EAST | R-1B, ONE-FAMILY RESIDENTIAL DISTRICT | SINGLE-FAMILY HOMES |
| WEST | NEIGHBORHOOD NODE Q | COMMERCIAL |

REQUIRED AND PROVIDED LOT DIMENSIONS (RT):

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 25' SETBACK | 35' SETBACK |
| REAR | 35' SETBACK | 35' SETBACK |
| SIDES | 7.5' SETBACK | 15' SETBACK |
| OPEN SPACE | 15% | 26% |
| LOT COVERAGE BY ALL BLDGS | 30% | 18% |

REQUIRED AND PROVIDED LOT DIMENSIONS (R-1B):

| | REQUIRED: | PROVIDED: |
|---|---|---|
| FRONT | 40' SETBACK | 44' SETBACK |
| REAR | 45' SETBACK | 45.7' SETBACK |
| SIDES | 25' TOTAL SETBACK | 25' TOTAL SETBACK |
| MAXIMUM HEIGHT | 2 STORIES/30' | 30 FEET, 2 STORY |

PARKING:
REQUIRED:
2 SPACES PER DWELLING UNIT = 2 SPACES x 22 UNITS = 44 REQUIRED PARKING SPACES

PROVIDED:
25 SURFACE LOT SPACES + 36 DRIVEWAY SPACES + 22 GARAGES SPACES = 83 PARKING SPACES

PROJECT AND SITE DESCRIPTION:
PROPOSED DEVELOPMENT OF A 22-UNIT RESIDENTIAL CONDOMINIUM LOCATED ON LIVERNOIS ROAD NORTH OF SQUARE LAKE ROAD. THE SITE CONSISTS OF 18 ATTACHED UNITS AND 4 DETACHED SINGLE FAMILY UNITS, ACCOMPANYING THE DEVELOPMENT IS THE PRESERVATION OF 3 CENTENNIAL SINGLE FAMILY HOUSES. ACCESS TO ALL UNITS WILL BE VIA CONNECTION TO LIVERNOIS ROAD, WITH ALL OF THE PRESERVED HOUSES HAVING DIRECT ACCESS TO LIVERNOIS, AND AN EMERGENCY VEHICLE ACCESS (EVA) WILL BE PROVIDED TO SQUARE LAKE ROAD. THE PROPOSED RESIDENTIAL USE IS PERMITTED BY-RIGHT IN THE (NN) NEIGHBORHOOD NODE Q DISTRICT AND THE R-1B PORTION OF THE SITE, DUE TO THE MIXED HOUSING PRODUCTS AND MIXED ZONING A CONDITIONAL REZONE IS PROPOSED FOR THIS PROPERTY.

NATURAL RESOURCES:
THE SITE CURRENTLY HAS MODERATE TREE COVER.

FLOODPLAIN:
THE PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD AREA INDICATED BY FLOOD INSURANCE RATE MAP (FIRM) NO. 26125C0532F DATED: SEPTEMBER 29, 2006 (ZONE X).

WETLAND:
PER THE 2022 SEMCOG WETLAND DATA, THE SITE CONTAINS NO WETLANDS.

ACCESS AND CIRCULATION:

VEHICULAR ACCESS AND CIRCULATION:
VEHICULAR ACCESS TO ALL UNITS WILL BE VIA A PRIVATE ROAD OFF OF LIVERNOIS ROAD. THE NEW ROAD WILL HAVE A TWENTY-EIGHT (28) FOOT WIDE ACCESS AGREEMENT. AN EVA WILL BE PROVIDED TO SQUARE LAKE ROAD.

PEDESTRIAN ACCESS AND CIRCULATION:
SIDEWALKS ARE PROVIDED AT BUILDING ENTRANCES TO PARKING FIELDS. THIS WILL BE A WALK FRIENDLY DEVELOPMENT WITH CIRCULATION THROUGHOUT THE DEVELOPMENT WITH CONNECTIONS TO LIVERNOIS ROAD VIA THE EVA.

UTILITIES:
UTILITIES ARE PLACED WITHIN EASEMENTS APPROVED AS TO SIZE AND LOCATION BY THE CITY ENGINEER.

ALL SITES ARE SERVED BY PUBLIC WATER, SANITARY SEWER, STORM WATER AND DETENTION/RETENION SYSTEMS CONSTRUCTED TO CITY STANDARDS, AT THE EXPENSE OF THE DEVELOPER. EASEMENTS OVER THESE SYSTEMS SHALL BE CONVEYED AND RECORDED BEFORE OCCUPANCY PERMITS ARE ISSUED FOR DWELLING UNITS.

100-YEAR DETENTION IS PROPOSED WITH A RESTRICTED OUTLET DISCHARGING THROUGH CITY OF TROY STORM SEWER.

**NOT FOR CONSTRUCTION**

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 25 50 100
SCALE: 1" = 50'

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3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
# THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS

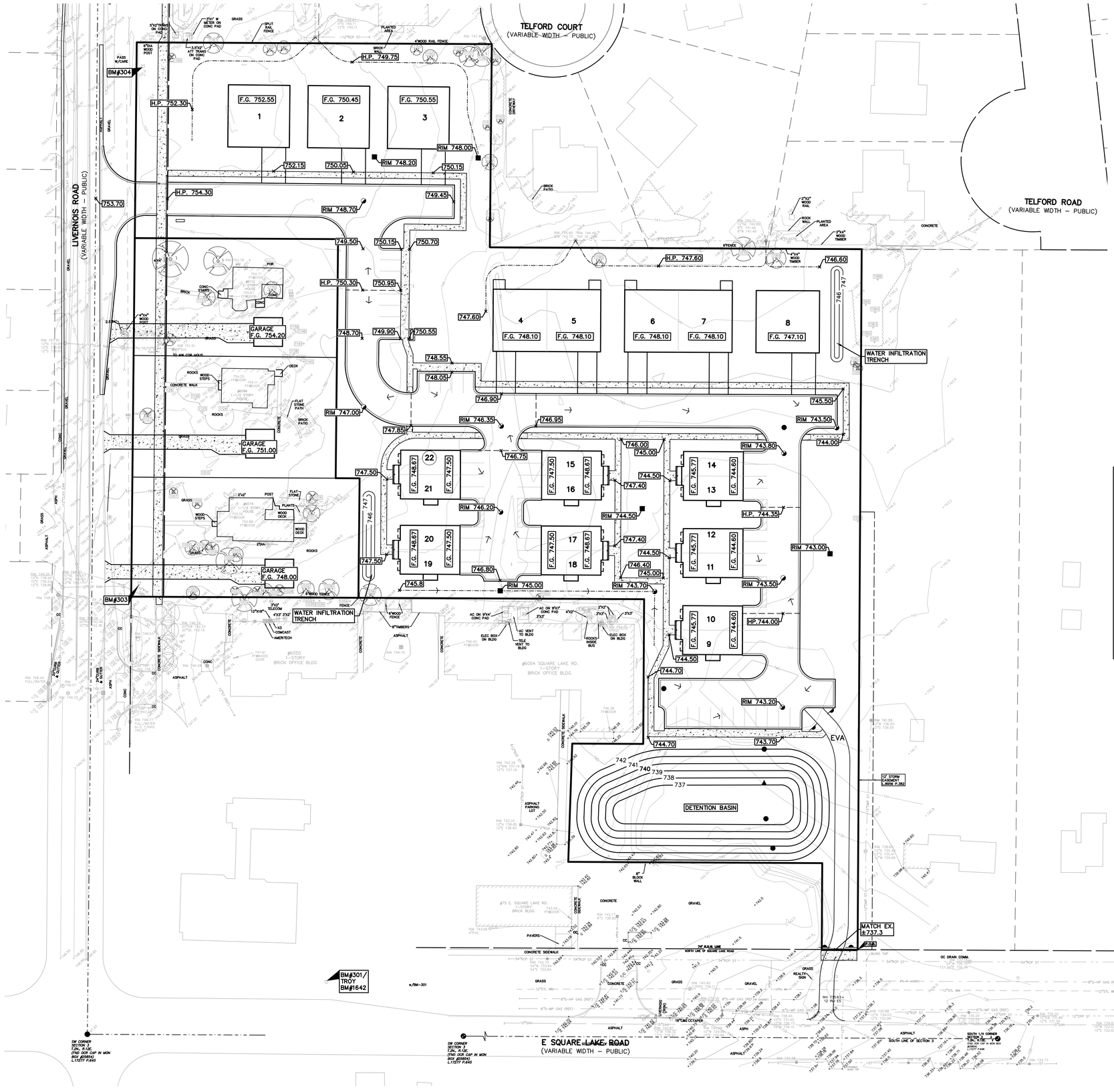
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|---|---|
| REV. PER COMMENTS 2/25/25 | 3/7/2025 |

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
## PRELIMINARY SITE PLAN

| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | KMB |
| DES. | DSK |

DRAWING NUMBER:
P-2.0




## LEGEND

| | |
|---|---|
| IRON FOUND | BRASS PLUG SET |
| IRON SET | MONUMENT FOUND |
| NAIL FOUND | MONUMENT SET |
| NAIL & CAP SET | SEC. CORNER FOUND |
| | R RECORDED |
| | M MEASURED |
| | C CALCULATED |

| EXISTING | PROPOSED | |
|---|---|---|
| OH—ELEC— | | ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE |
| UG—CATV— | | UNDERGROUND CABLE TV, CATV PEDESTAL |
| UG—PHONE— | | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| UG—ELEC— | | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
| | | GAS MAIN, VALVE & GAS LINE MARKER |
| | | WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE |
| | | SANITARY SEWER, CLEANOUT & MANHOLE |
| | | STORM SEWER, CLEANOUT & MANHOLE |
| | | COMBINED SEWER & MANHOLE |
| | | SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN |
| | | POST INDICATOR VALVE |
| | | WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF |
| | | MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| | | UNIDENTIFIED STRUCTURE |
| | | SPOT ELEVATION |
| 670 | | CONTOUR LINE |
| | | FENCE |
| | | GUARD RAIL |
| | | STREET LIGHT |
| | | SIGN |
| CONC. | | CONCRETE |
| ASPH. | | ASPHALT |
| GRAVEL | | GRAVEL SHOULDER |
| | | WETLAND |

671.21

671

STD DUTY | HEAVY DUTY | R.O.W. ONLY

STD DUTY | HEAVY DUTY | DEEP STRENGTH

NORTH

0 20 40 80

SCALE: 1" = 40'

811 Know what's below. Call before you dig.

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### SYMBOLS: GRADING

PROPOSED SPOT ELEVATION:
TYPICALLY TOP OF PAVEMENT IN PAVED AREAS, GUTTER GRADE IN CURB LINES. 622.50

PROPOSED CONTOUR LINE 922

ABBREVIATIONS:
T/C = TOP OF CURB
G = GUTTER GRADE
T/P = TOP OF PAVEMENT
T/S = TOP OF SIDEWALK
T/W = TOP OF WALL
B/W = BOTTOM OF WALL
F.G. = FINISH GRADE
RIM = RIM ELEVATION

### BENCHMARKS
(CITY OF TROY DATUM)

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SET BENCHTIE IN SOUTHEAST FACE OF POWER LIGHT POLE, NORTH SIDE OF SQUARE LAKE ROAD APPROX. 70' SOUTHEAST OF SOUTHEAST BUILDING CORNER OF JOHN'S MARKET AT EAST SIDE OF DRIVE ENTRANCE.
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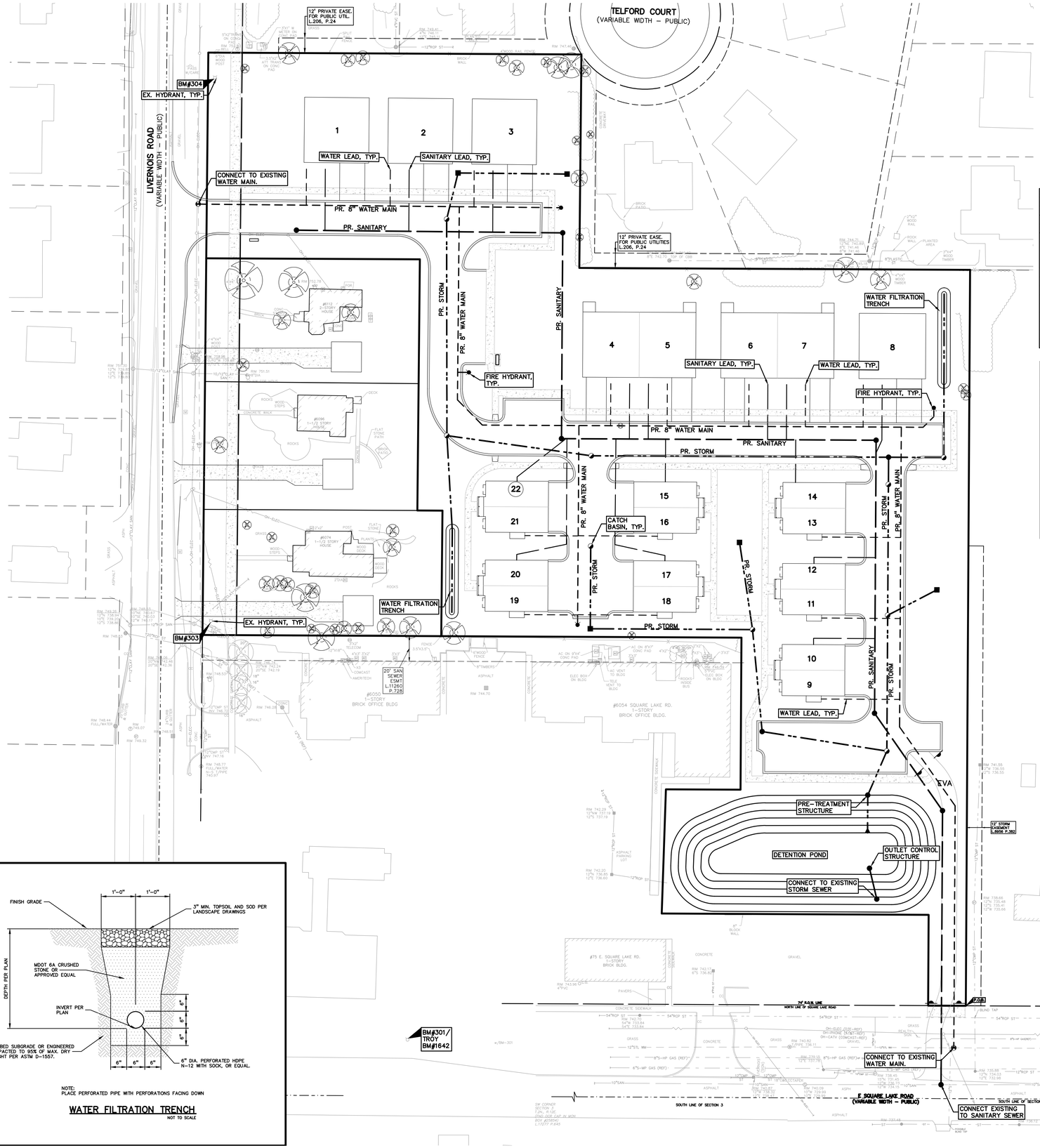
DRAWING TITLE
**PRELIMINARY GRADING PLAN**

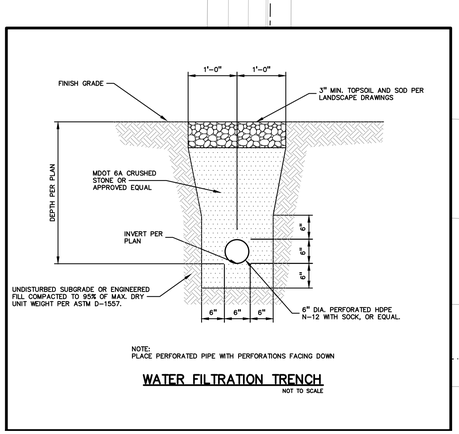
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|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | KMB |
| DES. | DSK |

DRAWING NUMBER:
P-3.0

NOT FOR CONSTRUCTION

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE-JBT\Dwg\Site Plans\(C-3) GRADE-170309.dwg




NOTE:
PLACE PERFORATED PIPE WITH PERFORATIONS FACING DOWN

**WATER FILTRATION TRENCH**
NOT TO SCALE

**WATER MAIN BASIS OF DESIGN:**
(Unit Factors Based on Oakland County Unit Assignment Factors)
**Residential Dwelling**

| **ULTIMATE DESIGN** | |
|---|---|
| Number of Units | **41.0** |
| REU | **41.0** |
| People / REU | **3.5** |
| | **144 People** |
| Average Flow (150 GPCPD) | **21,600 G.P.D.** |
| | **0.033 C.F.S.** |
| | **0.022 M.G.D.** |
| Design Max. Flow = (2*avg) | **43,200 G.P.D.** |
| | **0.067 C.F.S.** |
| | **0.043 M.G.D.** |

**SQUARE LAKE SANITARY SEWER BASIS OF DESIGN:**
(Unit Factors Based on Oakland County Unit Assignment Factors)
**Residential Dwelling**

| **ULTIMATE DESIGN** | |
|---|---|
| Number of Units | **35.0** |
| REU (1.0 Per Dwelling) | **35.0** |
| People / REU | **3.5** |
| Population (P) | **123 People** |
| Average Flow (100 GPCPD) | **12,300 G.P.D.** |
| | **0.019 C.F.S.** |
| P (1000s) | **0.123** |
| Peaking Factor (PF) | **4.22** |
| PF = (18+sqrt(P))/(4+sqrt(P)) | |
| Peak Flow (G.D.P.) | **51,880 G.P.D.** |
| Peak Flow (C.F.S.) | **0.080 C.F.S.** |
| 8" Pipe Capacity Provded | **0.906 C.F.S.** |

**LIVERNOIS SANITARY SEWER BASIS OF DESIGN:**
(Unit Factors Based on Oakland County Unit Assignment Factors)
**Residential Dwelling**

| **ULTIMATE DESIGN** | |
|---|---|
| Number of Existing Units | **4.0** |
| Number of Existing Units Removed | **2.0** |
| Number of Proposed Units | **6.0** |
| Net REU's Added (1.0 Per Dwelling) | **4.0** |
| People / REU | **3.5** |
| Population (P) | **14 People** |
| Average Flow (100 GPCPD) | **1,400 G.P.D.** |
| | **0.002 C.F.S.** |
| P (1000s) | **0.014** |
| Peaking Factor (PF) | **4.40** |
| PF = (18+sqrt(P))/(4+sqrt(P)) | |
| Peak Flow (G.D.P.) | **6,159 G.P.D.** |
| Peak Flow (C.F.S.) | **0.010 C.F.S.** |
| 8" Pipe Capacity Provded | **0.906 C.F.S.** |

## LEGEND

IRON FOUND · IRON SET · NAIL FOUND · NAIL & CAP SET · BRASS PLUG SET · MONUMENT FOUND · MONUMENT SET · SEC. CORNER FOUND · R RECORDED · M MEASURED · C CALCULATED

| EXISTING | PROPOSED | |
|---|---|---|
| —OH—ELEC— | | ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE |
| —UG—CATV— | | UNDERGROUND CABLE TV, CATV PEDESTAL |
| —UG—PHONE— | | TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE |
| —UG—ELEC— | | ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE |
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| | | MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE |
| | | UNIDENTIFIED STRUCTURE |
| | | SPOT ELEVATION |
| 670 | 671 | CONTOUR LINE |
| | | FENCE |
| | | GUARD RAIL |
| | | STREET LIGHT |
| | | SIGN |
| CONC. | | CONCRETE |
| ASPH. | | ASPHALT |
| GRAVEL | | GRAVEL SHOULDER |
| | | WETLAND |

CONCRETE: STD DUTY · HEAVY DUTY · R.O.W. ONLY
ASPHALT: STD DUTY · HEAVY DUTY · DEEP STRENGTH

| **Site Drainage Data** | | | |
|---|---|---|---|
| Select County: | **Oakland** | | |
| ***Existing*** | | | |
| Natural Greenspace area: | 0.00 acre | C = | 0.35 |
| Select NCRS Soil type: | D | | |
| Select NCRS Soil type: | D | | |
| Impervious Area: | 0.00 acre | C = | 0.95 |
| Greenbelt Area: | 5.04 acre | C = | 0.35 |
| Total Area (A): | 5.04 acre | | |
| Weighted Coefficient of Runoff (C): | 0.35 | | |
| ***Proposed*** | | | |
| Natural Greenspace area: | 0.00 acre | C = | 0.25 |
| Select NCRS Soil type: | C | | |
| Improved Greenspace area: | 1.10 acre | C = | 0.25 |
| Select NCRS Soil type: | C | | |
| Wooded Area: | 0.00 acre | C = | 0.25 |
| Select NCRS Soil type: | C | | |
| Impervious Area: | 3.94 acre | C = | 0.95 |
| Greenbelt Area: | 1.10 acre | C = | 0.25 |
| Total Area (A): | 5.04 acre | | |
| Weighted Coefficient of Runoff (C): | 0.80 | | |
| **Rainfall Intensity** | | | |
| Flood Control Time of Concentration, Tc = | 20.00 min | | |

| **Rainfall Intensity** | |
|---|---|
| Time of Concentration ($T_C$) | 20.00 min |
| Since 15<Tc<60, use intensity equation | |
| I1 = 30.2 /[(T + 9.17)^.81] | 1.97 in/hr |
| I10 = 50.12 / [(T + 9.17)^.81] | 3.26 in/hr |
| I100 = 83.3/[(T + 9.17)^.81] | 5.42 in/hr |
| **CPVC: Channel Protection Volume Control Volume** | |
| Vcpvc = (4719)CA | 19,027 cf |
| **CPRC: Channel Protection Rate Control Volume: Extended Detention** | |
| VED= (6897)CA | 27,809 cf |
| **CPRC Allowable Outlet Rate** | |
| $Q_{VED}$ = $V_{ED}$ / (48*60*60) | 0.16 cfs |
| **Water Quality Control** | |
| Forebay Volume = (545)CA | 2,197 cf |
| Forebay Release Rate: QVF = VF/(48*60*60) | 0.013 cfs |
| **100-Year Allowable Outlet Rate** | |
| Since 2<A<100, Qvrr = 1.1055-0.206xln(A) | |
| $Q_{VRR}$ = | 0.77 cfs/ac |
| **100-Year Peak Allowable Discharge** | |
| $Q_{100P}$ = $Q_{VRR}$(A) | 3.89 cfs |
| **100-Year Runoff Volume** | |
| V100R = (18,985)CA | 76,548 cf |
| **100-Year Peak Inflow** | |
| $Q_{100IN}$ = C($I_{100}$)A | 21.85 cfs |
| **Storage Curve Factor (Vs/Vr)** | |
| R = 0.206-0.15 x ln(Q100P/Q100IN) | 0.465 |
| **100-Year Storage Volume** | |
| Vs = R(V100R) | 35,595 cf |
| **No infiltration will be provided, so no CPVC deduction is taken.** | |
| V100 = Vs | 35,595 cf |
| **$V_{Rood}$ must be larger or equal to $V_{ED}$ :** | |
| Is $V_{100}$ >= $V_{ED}$ ? | **Yes** |
| **$V_{Rood}$ =** | 35,595 cf |

| **Design Requirements** | |
|---|---|
| CPVC Storage Volume: $V_{CP-R}$ = | NA cf |
| CPVC Storage Outflow Rate: $Q_{CP-R}$ = | NA cfs |
| CPRC Extended Detention: $V_{ED}$ = | 27,809 cf |
| CPRC Allowable Outlet Rate: $Q_{VED}$ = | 0.16 cfs |
| 100-Year Storage Volume, $V_{100D}$ = | 35,595 cf |
| 100-Year Allowable Outlet Rate: $Q_{VRR}$ = | 3.89 cfs |
| 100 Year Peak Inflow: $Q_{100IN}$ = | 21.85 cfs |

| **Detention Basin** | | | |
|---|---|---|---|
| CPRC Storage Elevation: | 740.09 | 27,809 | cf |
| 100-yr Storage Elevation: | 740.68 | 35,595 | cf |
| **Elev. (ft)** | **Area (sf)** | **Vol. (cf)** | **Total Vol. (cf)** |
| 736.00 | 0 | 0 | 0 |
| 737.00 | 4,575 | 2,288 | 2,288 |
| 738.00 | 6,817 | 5,696 | 7,984 |
| 739.00 | 9,236 | 8,027 | 16,010 |
| 740.00 | 11,880 | 10,558 | 26,568 |
| 741.00 | 14,751 | 13,316 | 39,884 |

**NOT FOR CONSTRUCTION**

PEA GROUP
t: 844.813.2949
www.peagroup.com

NORTH

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

CAUTION!!
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CLIENT
**GFA DEVELOPMENT, INC.**
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
**THE VILLAGE OF HASTINGS**
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E., TROY, MI

REVISIONS
REV. PER COMMENTS 2/25/25 3/7/2025

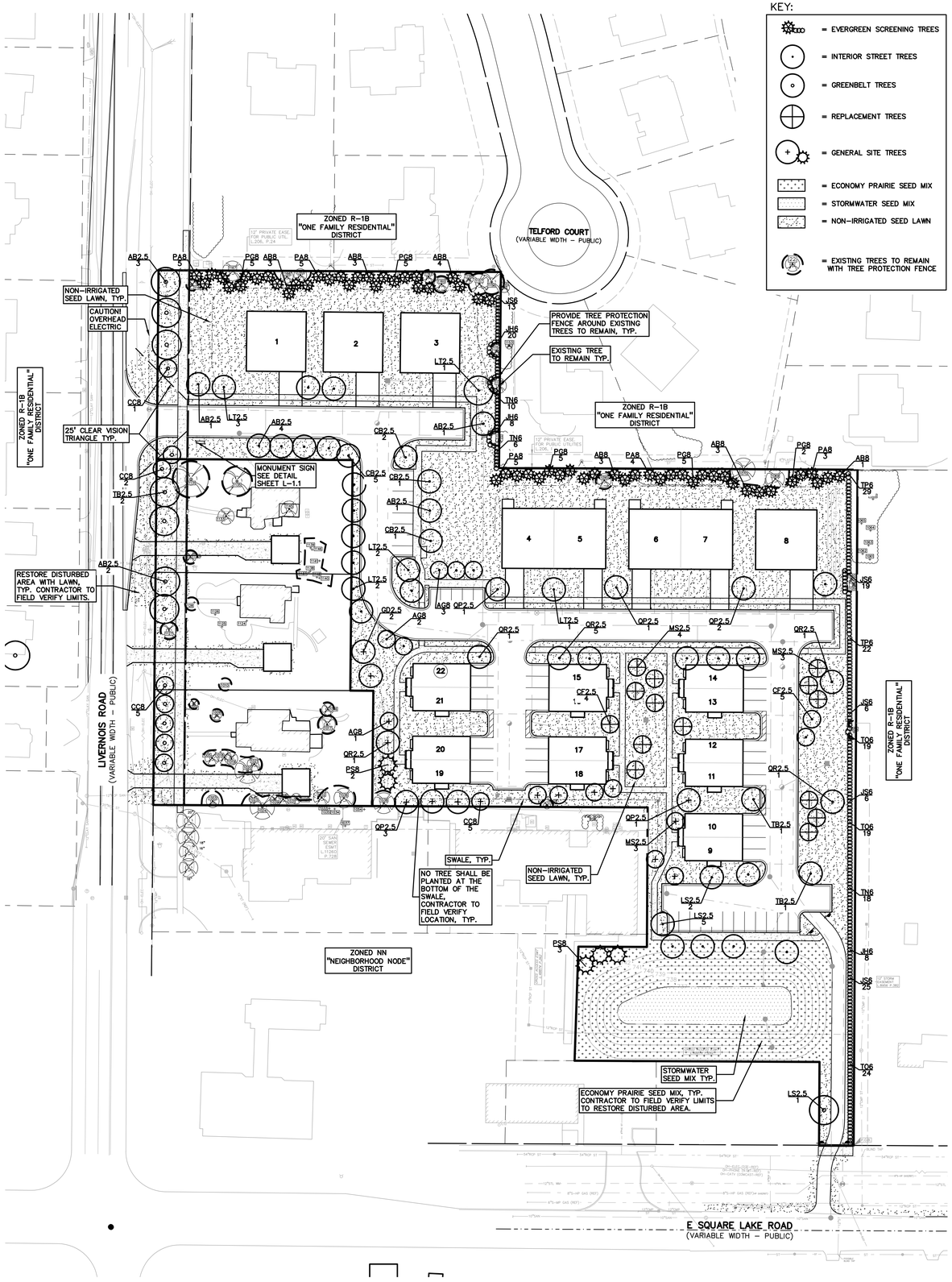
ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
**PRELIMINARY UTILITY PLAN**

| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | KMB |
| DES. | DSK |

DRAWING NUMBER:
**P-4.0**

S:\PROJECTS\2017\2017-009 GFA SQUARE LAKE--FR\Dwg\Site Plans\(C--4) UTIL--TTD09.dwg




KEY:

- = EVERGREEN SCREENING TREES
- = INTERIOR STREET TREES
- = GREENBELT TREES
- = REPLACEMENT TREES
- = GENERAL SITE TREES
- = ECONOMY PRAIRIE SEED MIX
- = STORMWATER SEED MIX
- = NON-IRRIGATED SEED LAWN
- = EXISTING TREES TO REMAIN WITH TREE PROTECTION FENCE

**DECIDUOUS TREE LIST:**

| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | SPEC |
|---|---|---|---|---|---|
| 12 | AB2.5 | Bowhall Maple | *Acer rubrum 'Bowhall' (columnar)* | 2.5" Cal. | B&B |
| 6 | AG8 | Autumn Brillance Serviceberry | *Amelanchier x grandiflora 'Autumn Brillance'* | 8-10' Ht. | B&B |
| 8 | CB2.5 | European Hornbeam | *Carpinus betulus* | 2.5" Cal. | B&B |
| 13 | CC8 | Eastern Redbud | *Cercis canadensis* | 8-10' Ht. | B&B |
| 9 | CF2.5 | Cherokee Brave Flowering Dogwood | *Cornus florida 'Combo NO.1'* | 2.5" Cal. | B&B |
| 2 | GD2.5 | Kentucky Coffee Tree | *Gymnocladus dioica- male only* | 2.5" Cal. | B&B |
| 8 | LS2.5 | Sweetgum | *Liquidambar styraciflua* | 2.5" Cal. | B&B |
| 9 | LT2.5 | Tulip Tree | *Liriodendron tulipifera* | 2.5" Cal. | B&B |
| 10 | MS2.5 | Royal Star Magnolia | *Magnolia stellata 'Royal Star'* | 2.5" Cal. | B&B |
| 8 | QP2.5 | Regal Prince Oak | *Quercus robur x bicolor 'Long' (columnar)* | 2.5" Cal. | B&B |
| 9 | QR2.5 | Red Oak | *Quercus rubra* | 2.5" Cal. | B&B |
| 4 | TB2.5 | Boulevard Linden | *Tilia americana 'Boulevard (columnar)* | 2.5" Cal. | B&B |
| 98 | TOTAL DEC | | | | |

**EVERGREEN TREE PLANT LIST:**

| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | SPEC |
|---|---|---|---|---|---|
| 17 | AB8 | Balsam Fir | *Abies balsamea* | 8' Ht. | B&B |
| 22 | PA8 | Norway Spruce | *Picea abies* | 8' Ht. | B&B |
| 22 | PG8 | Black Hills Spruce | *Picea glauca 'Densata'* | 8' Ht. | B&B |
| 5 | PS8 | Eastern White Pine | *Pinus strobus* | 8' Ht. | B&B |
| 66 | TOTAL EVERGREEN | | | | |

**NARROW EVERGREEN LIST:**

| QUANTITY | KEY SYMBOL | COMMON NAME | SCIENTIFIC NAME | SIZE | SPEC |
|---|---|---|---|---|---|
| 62 | TO6 | Techny Arborvitae | *Thuja occidentalis 'Techny'* | 6' Ht. | B&B |
| 34 | TN6 | Dark Green Arborvitae | *Thuja occidentalis 'Nigra'* | 6' Ht. | B&B |
| 51 | TP6 | Pyramidal Arborvitae | *Thuja occidentalis 'Pyramidalis'* | 6' Ht. | B&B |
| 36 | JH6 | Hetz Columnar Juniper | *Juniperus chinensis 'Hetzii Columnaris'* | 6' Ht. | B&B |
| 69 | JS6 | Blue Arrow Juniper | *Juniperus scopolorum 'Blue Arrow'* | 6' Ht. | B&B |
| 252 | TOTAL NARROW EVERGREEN | | | | |

**LANDSCAPE CALCULATIONS:**
PROPOSED AS: RT "ONE FAMILY ATTACHED RESIDENTIAL DISTRICT"

5.03 C-1a. = GENERAL SITE LANDSCAPE:
REQUIRED: 15% OF SITE AREA SHALL BE LANDSCAPE MATERIAL
PROVIDED: 26% OF THE SITE IS LANDSCAPE MATERIAL

13.02 B. = SCREENING BETWEEN USES:
ABUTS R-1B USE SPACE TO THE NORTH AND EAST
PROVIDED: SCREEN ALT. 1 (1 NARROW EVG. / 3')
OR ALT. 2 (1 LARGE EVG. TREE / 10 LF)

NORTH PROPERTY LINE –
WESTERN SEGMENT 297 LF AND EASTERN SEGMENT 305 LF.
ALT. 2; 297 LF / 10 = 30 AND 305 LF / 10 = 31 LARGE EVG. TREES
PROVIDED: WESTERN SEGMENT: 30 8' HT LARGE EVG. TREES
EASTERN SEGMENT: 31 8' HT LARGE EVG. TREES

EAST PROPERTY LINE –
NORTHERN SEGMENT 170 LF AND SOUTHERN SEGMENT 586 LF.
ALT 1; 170 LF / 3 = 57 AND 586 LF / 3 = 195 NARROW EVG. TREES
PROVIDED: NORTHERN SEGMENT: 57, 6' HT. NARROW EVG. / 3' OC.
SOUTHERN SEGMENT: 195, 6' HT. NARROW EVG. / 3' OC.

13.02 F. INTERIOR STREET TREES:
REQUIRED: 1 TREE PER 50 LF OF INTERIOR STREETS
1281 LF / 50 = 26 TREES REQUIRED (EACH SIDE)

PROVIDED: 52 PROPOSED TREES

13.02 D2. GREENBELT:
REQUIRED: 1 TREE / 30 LF OF FRONTAGE TO PUBLIC RD.
LIVERNOIS ROAD = 463 LF FRONTAGE / 30 = 15 TREES
E. SQUARE LAKE ROAD – 30 LF FRONTAGE / 30 = 1 TREES

PROVIDED: LIVERNOIS ROAD: 15 TREES
E. SQUARE LAKE ROAD: 1 TREES

REPLACEMENT TREES:
SEE SHT. T-1.0 AND T-1.1 FOR EXISTING TREE LIST AND TREE PRESERVATION PLAN.

PROVIDED: 14 TREES AT 2.5" (14 • 2.5 = 35") PROVIDED

| | | | | |
|---|---|---|---|---|
| WOODLAND TREES | | | | |
| WOODLAND TREES REMOVED: | 30 | (REPLACE AT 50% OF REMOVED DBH) | | |
| 329" DBH x 0.5 = | | 165" REPLACEMENT | | |
| WOODLAND TREES SAVED: | 44 | (CREDIT OF 2X DBH) | | |
| 440 DBH x 2 = | | 880" CREDIT | | |
| 164.5 | 880 | = | -715.5 | |
| 0" DBH REQUIRED FOR REPLACEMENT | | | | |
| LANDMARK TREES | | | | |
| LANDMARK TREES REMOVED: | 11 | (REPLACE AT 100% OF REMOVED DBH) | | |
| 189" DBH x 1 = | | 189" REPLACEMENT | | |
| LANDMARK TREES SAVED: | 4 | (CREDIT OF 2X DBH) | | |
| 77" DBH x 2 = | | 154" CREDIT | | |
| 189 | 154 | = | 35 | |
| 35" DBH REQUIRED FOR REPLACEMENT | | | | |

## GENERAL PLANTING NOTES:

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

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 3901001391
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 25 50 100
SCALE: 1" = 50'

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TROY, MI

REVISIONS

| REV. PER COMMENTS 2/25/25 | 3/7/2025 |
|---|---|

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
**PRELIMINARY LANDSCAPE PLAN**

| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | LAW |
| DES. | LAW |

DRAWING NUMBER:
**L-1.0**

**NOT FOR CONSTRUCTION**



\\pea-ri-fs4\shared\PROJECTS\2017\2017-009 GFA SQUARE LAKE - JPB\dwg\Site Plans\(L-1.0) LANDSCAPE-170309.dwg

NATIVE SEED MIX. BY STANTEC NATIVE PLANT NURSERY, 574-586-2412, OR EQUAL SPECIES TO BE NATIVE TO COUNTY, NO INVASIVE SPECIES ALLOWED

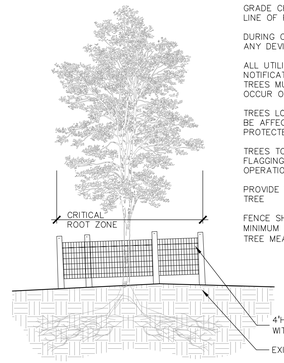
FOR ALL SEED MIXES, PROVIDE EROSION MAT ON SLOPES AND AREAS OF WASH OUT TYP. INSTALL AND PREP PER MANUFACTURES SPECIFICATIONS.

**Economy Prairie Seed Mix**
**Stantec Native Plant Nursery 574-586-2412**
**stantec.com/native-plant-nursery**

| Botanical Name | Common Name |
|---|---|
| **Permanent Grasses/Sedges/Rushes:** | |
| *Andropogon gerardii* | Big Bluestem |
| *Bouteloua curtipendula* | Side Oats Grama |
| *Carex spp.* | Prairie Sedge Mix |
| *Elymus canadensis* | Canada Wild Rye |
| *Panicum virgatum* | Switch Grass |
| *Schizachyrium scoparium* | Little Bluestem |
| *Sorghastrum nutans* | Indian Grass |
| **Temporary Cover:** | |
| *Avena sativa* | Common Oat |
| *Lolium multiflorum* | Annual Rye |
| **Forbs & Shrubs:** | |
| *Asclepias syriaca* | Common Milkweed |
| *Asclepias tuberosa* | Butterfly Weed |
| *Chamaecrista fasciculata* | Partridge Pea |
| *Coreopsis lanceolata* | Sand Coreopsis |
| *Echinacea purpurea* | Broad-leaved Purple Coneflower |
| *Heliopsis helianthoides* | False Sunflower |
| *Lupinus perennis* | Wild Lupine |
| *Monarda fistulosa* | Wild Bergamot |
| *Penstemon digitalis* | Foxglove Beard Tongue |
| *Pycnanthemum virginianum* | Common Mountain Mint |
| *Ratibida pinnata* | Yellow Coneflower |
| *Rudbeckia hirta* | Black-Eyed Susan |
| *Solidago speciosa* | Showy Goldenrod |
| *Symphyotrichum laeve* | Smooth Blue Aster |
| *Symphyotrichum novae-angliae* | New England Aster |

**Stormwater Seed Mix**
**Stantec Native Plant Nursery 574-586-2412**
**stantec.com/native-plant-nursery**

| Botanical Name | Common Name |
|---|---|
| **Permanent Grasses/Sedges/Rushes:** | |
| *Bolboschoenus fluviatilis* | River Bulrush |
| *Carex cristatella* | Crested Oval Sedge |
| *Carex lurida* | Bottlebrush Sedge |
| *Carex vulpinoidea* | Brown Fox Sedge |
| *Elymus virginicus* | Virginia Wild Rye |
| *Glyceria striata* | Fowl Manna Grass |
| *Juncus effusus* | Common Rush |
| *Leersia oryzoides* | Rice Cut Grass |
| *Panicum virgatum* | Switch Grass |
| *Schoenoplectus tabernaemontani* | Softstem Bulrush |
| *Scirpus atrovirens* | Dark Green Rush |
| *Scirpus cyperinus* | Wool Grass |
| **Temporary Cover:** | |
| *Avena sativa* | Common Oat |
| *Lolium multiflorum* | Annual Rye |
| **Forbs & Shrubs:** | |
| *Alisma spp.* | Water Plantain (Various Mix) |
| *Asclepias incamata* | Swamp Milkweed |
| *Bidens spp.* | Bidens (Various Mix) |
| *Helenium autumnale* | Sneezeweed |
| *Iris virginica* | Blue Flag |
| *Lycopus americanus* | Common Water Horehound |
| *Mimulus ringens* | Monkey Flower |
| *Oligoneuron riddellii* | Riddell's Goldenrod |
| *Penthorum sedoides* | Ditch Stonecrop |
| *Polygonum spp.* | Pinkweed (Various Mix) |
| *Rudbeckia subtomentosa* | Sweet Black-Eyed Susan |
| *Rudbeckia triloba* | Brown-Eyed Susan |
| *Sagittaria latifolia* | Common Arrowhead |
| *Senna hebecarpa* | Wild Senna |
| *Symphyotrichum novae-angliae* | New England Aster |
| *Thalictrum dasycarpum* | Purple Meadow Rue |




TREE PROTECTION WILL BE ERECTED PRIOR TO START OF CONSTRUCTION ACTIVITIES AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE

NO PERSON MAY CONDUCT ANY ACTIVITY WITHIN THE DRIP LINE OF ANY TREE DESIGNATED TO REMAIN; INCLUDING, BUT NOT LIMITED TO PLACING SOLVENTS, BUILDING MATERIAL, CONSTRUCTION EQUIPMENT OR SOIL DEPOSITS WITHIN DRIP LINES

GRADE CHANGES MAY NOT OCCUR WITHIN THE DRIP LINE OF PROTECTED TREES

DURING CONSTRUCTION, NO PERSON SHALL ATTACH ANY DEVICE OR WIRE TO ANY REMAINING TREE

ALL UTILITY SERVICE REQUESTS MUST INCLUDE NOTIFICATION TO THE INSTALLER THAT PROTECTED TREES MUST BE AVOIDED. ALL TRENCHING SHALL OCCUR OUTSIDE OF THE PROTECTIVE FENCING

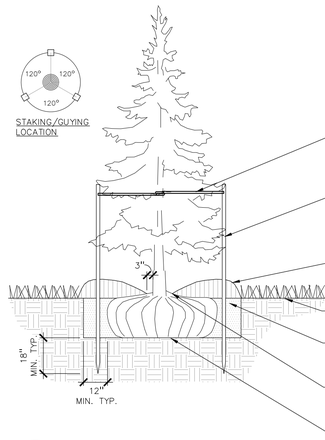
TREES LOCATED ON ADJACENT PROPERTY THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED

TREES TO BE PRESERVED SHALL BE IDENTIFIED WITH FLAGGING PRIOR TO THE TREE CLEARING OPERATIONS

PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE

FENCE SHALL BE PLACED IN A CIRCLE WITH A MINIMUM RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND

3 TREE PROTECTION DETAIL
SCALE: 1" = 3'-0"




PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1–2" HIGHER IF IN POORLY DRAINED SOILS

STAKE JUST BELOW BRANCHES WITH 2"–3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

THREE 2"X2" HARDWOOD STAKES OR STEEL T–POSTS DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE, 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

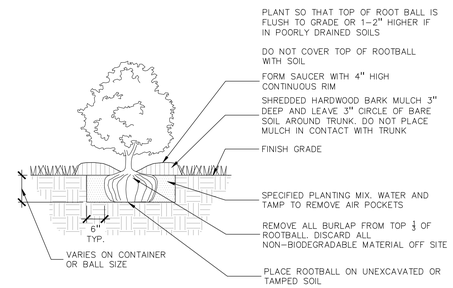
FINISH GRADE

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON–BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

2 EVERGREEN TREE PLANTING DETAIL
SCALE: 1" = 3'-0"




PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1–2" HIGHER IF IN POORLY DRAINED SOILS

DO NOT COVER TOP OF ROOTBALL WITH SOIL

FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SHREDDED HARDWOOD BARK MULCH 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TRUNK

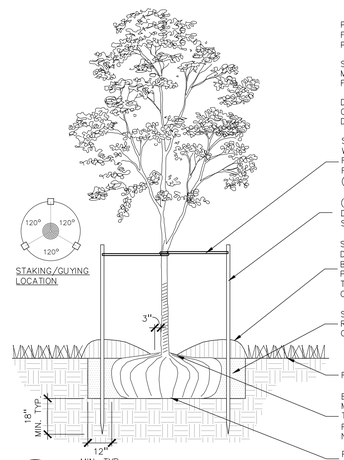
FINISH GRADE

SPECIFIED PLANTING MIX, WATER AND TAMP TO REMOVE AIR POCKETS

REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON–BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

4 SHRUB PLANTING DETAIL
SCALE: 1" = 2'-0"




PLANT SO THAT TOP OF ROOT BALL IS FLUSH TO GRADE OR 1–2" HIGHER IF IN POORLY DRAINED SOILS

SECURE TREE WRAP WITH BIODEGRADABLE MATERIAL AT TOP & BOTTOM, REMOVE AFTER FIRST WINTER

DO NOT PRUNE TERMINAL LEADER PRUNE ONLY DEAD, BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT

STAKE JUST BELOW BRANCHES WITH 2"–3" WIDE NYLON OR PLASTIC STRAPS. CONNECT FROM TREE TO STAKE AND ALLOW FOR FLEXIBILITY. REMOVE AFTER (1) ONE YEAR. (DO NOT USE WIRE & HOSE)

(3) THREE 2"X2" HARDWOOD STAKES DRIVEN A MIN. OF 18" DEEP FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING

SHREDDED HARDWOOD BARK MULCH TO DRIPLINE, 3" DEEP AND LEAVE 3" CIRCLE OF BARE SOIL AROUND TREE TRUNK. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FORM SAUCER WITH 4" HIGH CONTINUOUS RIM

SPECIFIED PLANTING MIX, WATER & TAMP TO REMOVE AIR POCKETS, AMEND SOIL PER SITE CONDITIONS & TREE REQUIREMENTS

FINISH GRADE

EXPOSE ROOT FLARE OF TREE. CONTRACTOR MAY HAVE TO REMOVE EXCESS SOIL FROM TOP OF ROOTBALL. REMOVE ALL BURLAP FROM TOP ⅓ OF ROOTBALL. DISCARD ALL NON–BIODEGRADABLE MATERIAL OFF SITE

PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL

1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 1" = 3'-0"

**NOT FOR CONSTRUCTION**

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STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 4102
REGISTERED LANDSCAPE ARCHITECT

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**THE VILLAGE OF HASTINGS**
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS

| | |
|---|---|
| REV. PER COMMENTS 2/25/25 | 3/7/2025 |

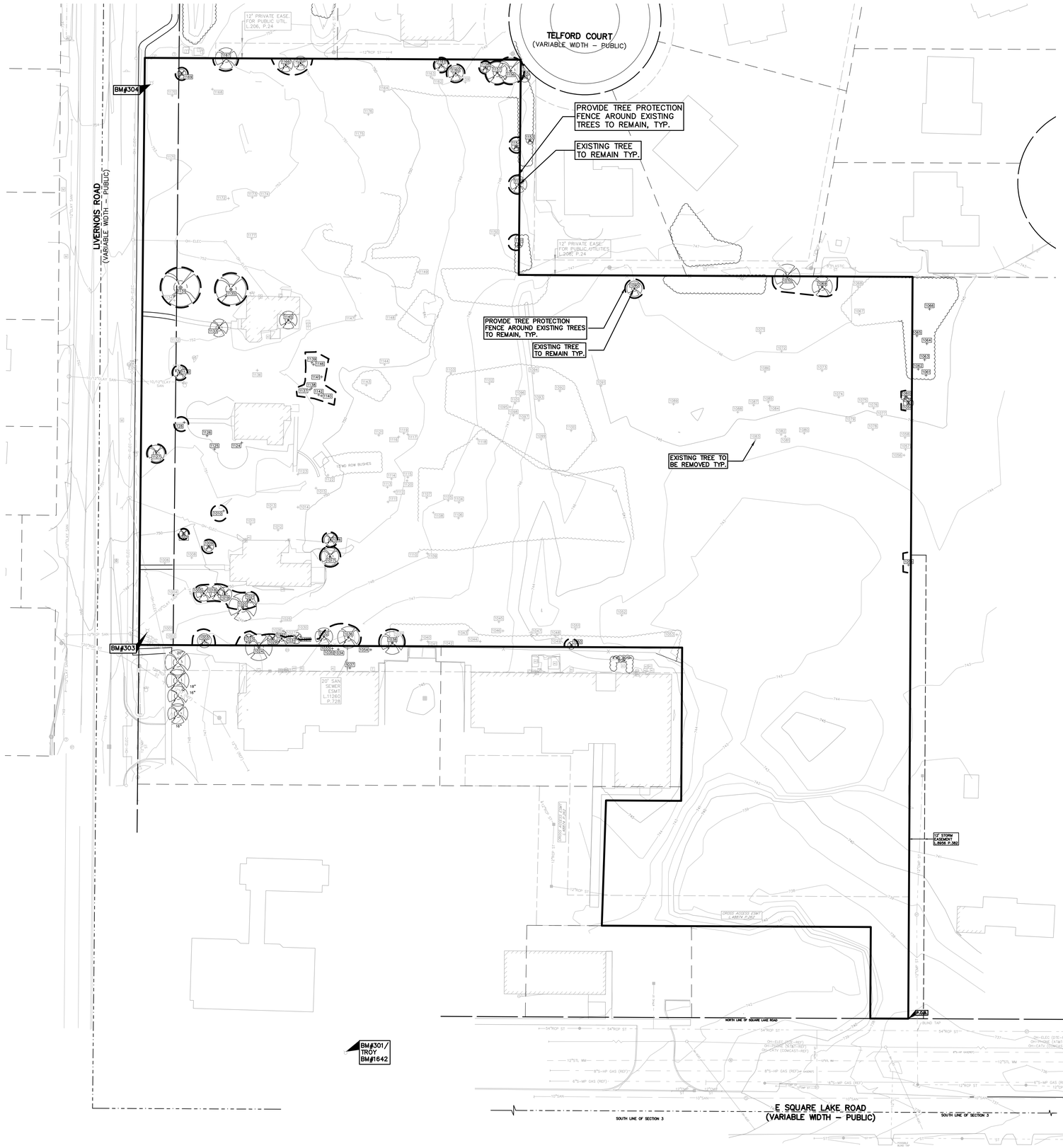
ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
**LANDSCAPE DETAILS**

| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | LAW |
| DES. | LAW |

DRAWING NUMBER:
L-1.1

\\peo-n-fs01\shared\PROJECTS\2017\2017-009 GFA SQUARE LAKE - PR\Dwg\Site Plans\(L-1.1) LANDSCAPE DETAILS-170309.dwg




KEY

| | |
|---|---|
| 27.82 | = EXISTING TREE/ TAG TO REMAIN |
| 27.82 | = EXISTING TREE / TAG TO BE REMOVED |
| | = TREE PROTECTION FENCE |

| WOODLAND TREES | | | |
|---|---|---|---|
| WOODLAND TREES REMOVED: | **30** | (REPLACE AT 50% OF REMOVED DBH) | |
| **329"** DBH x 0.5 = | | **165"** | REPLACEMENT |
| **WOODLAND TREES SAVED:** | 44 | **(CREDIT OF 2X DBH)** | |
| 440 DBH x 2 = | | **880"** | CREDIT |
| 164.5 - | 880 | **=** | -715.5 |
| **0 " DBH REQUIRED FOR REPLACEMENT** | | | |

| LANDMARK TREES | | | |
|---|---|---|---|
| **LANDMARK TREES REMOVED:** | 11 | **(REPLACE AT 100% OF REMOVED DBH)** | |
| **189"** DBH x 1 = | | **189"** | REPLACEMENT |
| **LANDMARK TREES SAVED:** | 4 | **(CREDIT OF 2X DBH)** | |
| **77"** DBH x 2 = | | **154"** | CREDIT |
| 189 - | 154 | **=** | 35 |
| **35" DBH REQUIRED FOR REPLACEMENT** | | | |

PEA GROUP
t: 844.813.2949
www.peagroup.com

STATE OF MICHIGAN
LYNN A. WHIPPLE
LANDSCAPE ARCHITECT
No. 4706
REGISTERED LANDSCAPE ARCHITECT

NORTH

0 20 40 80
SCALE: 1" = 40'

811 Know what's below. Call before you dig.

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

CLIENT
**GFA DEVELOPMENT, INC.**
3301 MIRAGE DRIVE
TROY, MI 48083

PROJECT TITLE
# THE VILLAGE OF HASTINGS
PART OF THE SW 1/4 OF SECTION 3, T. 02N., R. 11E.,
TROY, MI

REVISIONS

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|---|---|

ORIGINAL ISSUE DATE:
DECEMBER 13, 2024

DRAWING TITLE
## TREE PRESERVATION PLAN

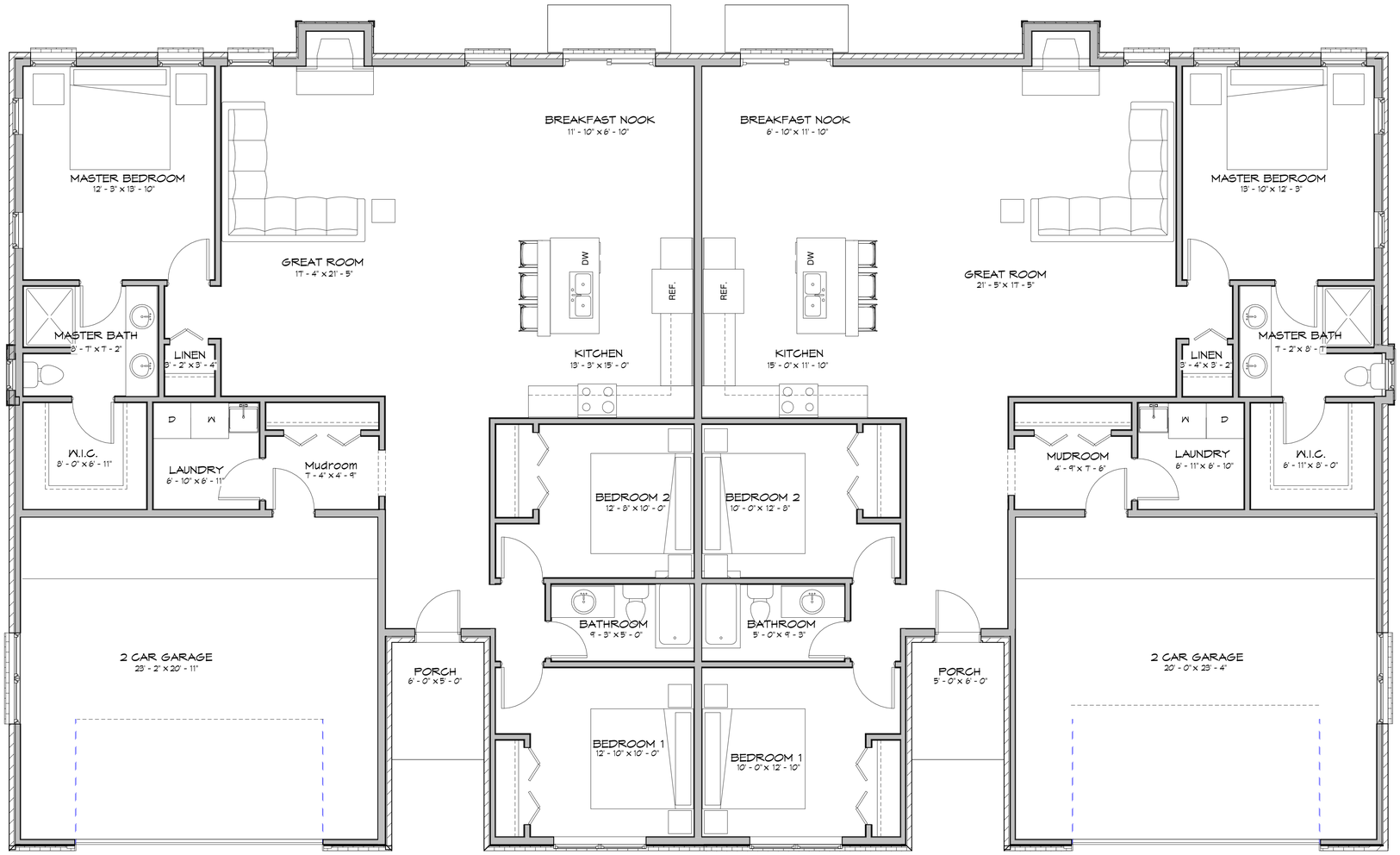
| | |
|---|---|
| PEA JOB NO. | 2017-009 |
| P.M. | JBT |
| DN. | LAW |
| DES. | LAW |

DRAWING NUMBER:
T-1.0

**NOT FOR CONSTRUCTION**

\\pea-fs-file\shared\PROJECTS\2017-009 EFA SQUARE LAKE - PBV\Dwg\Site Plans\[T-1.0] TREE PRESERVATION - 17009.dwg

| TAG | CODE | DBH | COMMON NAME | LATIN NAME | CONDITION | NOTE | CLASS | SAVE / REMOVE | ON-SITE |
|---|---|---|---|---|---|---|---|---|---|
| 1 | E | 6 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 2 | E | 7 | American Elm | Ulmus americana | Very Poor | | INVASIVE | S | Y |
| 3 | CT | 11 | Cottonwood | Populus deltoides | Poor | | INVASIVE | S | Y |
| 4 | BW | 13 | Black Walnut | Juglans nigra | Very Poor | | WOODLAND | S | Y |
| 5 | B | 8 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 6 | BX | 8 | Box elder | Acer negundo | Very Poor | | INVASIVE | S | Y |
| 7 | B | 9 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 8 | BX | 6 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 9 | E | 9 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 10 | E | 6 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 11 | B | 6 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 12 | E | 9 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 13 | BX | 8 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 14 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 15 | E | 7 | American Elm | Ulmus americana | Very Poor | | INVASIVE | S | Y |
| 16 | E | 7 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 17 | E | 9 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 18 | CT | 8 | Cottonwood | Populus deltoides | Poor | | INVASIVE | S | Y |
| 19 | NM | 11 | Norway Maple | Acer platanoides | Fair | | INVASIVE | S | Y |
| 20 | E | 12 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 21 | BX | 12 | Box elder | Acer negundo | Very Poor | | INVASIVE | S | Y |
| 22 | E | 9 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 23 | E | 7 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 24 | CT | 11 | Cottonwood | Populus deltoides | Good | | INVASIVE | S | Y |
| 25 | B | 9 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 26 | CT | 8 | Cottonwood | Populus deltoides | Poor | | INVASIVE | S | Y |
| 27 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 28 | E | 10 | American Elm | Ulmus americana | Good | | INVASIVE | S | Y |
| 29 | E | 13 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 30 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 31 | NM | 15 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 32 | NM | 15 | Norway Maple | Acer platanoides | Very Poor | | INVASIVE | S | Y |
| 33 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 34 | B | 10 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 35 | B | 11 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 36 | E | 6 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 37 | E | 9 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 38 | BC | 7 | Wild Black Cherry | Prunus serotina | Fair | | WOODLAND | S | Y |
| 39 | E | 6 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 40 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 41 | B | 9 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 42 | B | 8 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 43 | B | 8 | Basswood | Tilia americana | Very Poor | | WOODLAND | S | Y |
| 44 | B | 6 | Basswood | Tilia americana | Very Poor | | WOODLAND | S | Y |
| 45 | BC | 10 | Wild Black Cherry | Prunus serotina | Good | | WOODLAND | S | Y |
| 46 | B | 8 | Basswood | Tilia americana | Very Poor | | WOODLAND | S | Y |
| 47 | B | 8 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 48 | B | 8 | Basswood | Tilia americana | Very Poor | | WOODLAND | S | Y |
| 49 | B | 11 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 50 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 51 | B | 7 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 52 | B | 7 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 53A | GA | 7 | Green Ash | Fraxinus pennsylvanica | Very Poor | | INVASIVE | S | Y |
| 53B | E | 9 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 54 | E | 7 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 55 | BW | 8 | Black Walnut | Juglans nigra | Fair | | WOODLAND | S | Y |
| 56 | B | 11 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 57 | E | 10 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 58 | B | 12 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 59 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 60 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 61 | CT | 11 | Cottonwood | Populus deltoides | Poor | | INVASIVE | S | Y |
| 62 | NM | 12 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 63 | B | 10 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 64 | CT | 21 | Cottonwood | Populus deltoides | Good | | INVASIVE | S | Y |
| 65 | B | 10 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 66 | B | 12 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 67 | CT | 12 | Cottonwood | Populus deltoides | Poor | | INVASIVE | S | Y |
| 68 | NM | 7 | Norway Maple | Acer platanoides | Poor | | INVASIVE | S | Y |
| 69 | NM | 15 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 70 | BX | 9 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 71 | B | 11 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 72 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 73 | BX | 7 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 74 | B | 13 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 75 | B | 12 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 76 | B | 11 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 77 | B | 11 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 78 | BX | 9 | Box elder | Acer negundo | Fair | | INVASIVE | S | Y |
| 79 | CT | ~~14~~ | Cottonwood | Populus deltoides | Fair | | INVASIVE | S | Y |
| 80 | B | 7 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 81 | CT | 12 | Cottonwood | Populus deltoides | Fair | | INVASIVE | S | Y |
| 82 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 83 | B | 7 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 84 | CT | 12 | Cottonwood | Populus deltoides | Fair | | INVASIVE | S | Y |
| 85 | BX | 8 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 86 | PW | ~~14~~ | White Poplar | Populus alba | Good | | INVASIVE | S | Y |
| 87 | BX | 8 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 88 | E | 9 | American Elm | Ulmus americana | Poor | | INVASIVE | S | Y |
| 89 | BX | 11 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 90 | E | 10 | American Elm | Ulmus americana | Good | | INVASIVE | S | Y |
| 91 | E | 8 | American Elm | Ulmus americana | Fair | | INVASIVE | S | Y |
| 92 | BX | 11 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 93 | BX | 13 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 94 | B | ~~14~~ | Basswood | Tilia americana | Very Poor | | WOODLAND | S | Y |
| 95 | BX | ~~16~~ | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 96A | B | 9 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 96B | B | 9 | Basswood | Tilia americana | Poor | | WOODLAND | S | Y |
| 97 | BX | 10 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 98 | BX | 11 | Box elder | Acer negundo | Very Poor | | INVASIVE | S | Y |
| 99 | CT | 11 | Cottonwood | Populus deltoides | Fair | | INVASIVE | S | Y |
| 100 | RO | 8 | Red Oak | Quercus rubra | Poor | | WOODLAND | S | Y |
| 101 | B | 7 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 102 | BX | 12 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| 103 | BX | 8 | Box elder | Acer negundo | Poor | | INVASIVE | S | Y |
| ~~104~~ | ~~WC~~ | ~~6~~ | ~~White Cedar~~ | ~~Thuja occidentalis~~ | Very Poor | | INVASIVE | S | Y |
| ~~105~~ | ~~BX~~ | ~~9~~ | ~~Box elder~~ | ~~Acer negundo~~ | Very Poor | | INVASIVE | S | Y |
| ~~106~~ | ~~BX~~ | ~~12~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | | INVASIVE | S | Y |
| ~~107~~ | ~~BX~~ | ~~17~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | | INVASIVE | S | Y |
| ~~108~~ | ~~BX~~ | ~~9~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | | INVASIVE | S | Y |
| 109 | B | 12 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 110 | B | 10 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 111 | B | 12 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 112 | B | 10 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 113 | B | 8 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 114 | B | 8 | Basswood | Tilia americana | Fair | | WOODLAND | S | Y |
| 115 | BX | 7 | Box elder | Acer negundo | Fair | | INVASIVE | S | N |
| 116 | BX | 8 | Box elder | Acer negundo | Fair | | INVASIVE | S | N |
| 117 | PW | 6 | White Poplar | Populus alba | Good | | INVASIVE | S | N |
| ~~1001~~ | ~~BS~~ | ~~10~~ | ~~Blue Spruce~~ | ~~Picea pungens~~ | Poor | | WOODLAND | R | ~~Y~~ |
| ~~1002~~ | ~~AU~~ | ~~15~~ | ~~Austrian Pine~~ | ~~Pinus nigra~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1003 | SC | 11 | Scotch Pine | Pinus sylvestris | Fair | | WOODLAND | S | Y |
| ~~1004~~ | ~~B~~ | ~~23~~ | ~~Basswood~~ | ~~Tilia americana~~ | ~~Good~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| 1005 | SM | 12 | Silver Maple | Acer saccharinum | Fair | | INVASIVE | S | Y |
| ~~1006~~ | ~~NS~~ | ~~14~~ | ~~Norway Spruce~~ | ~~Picea Abies~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1007 | WS | 7 | White Spruce | Picea glauca | Poor | | WOODLAND | S | Y |
| ~~1008~~ | ~~NM~~ | ~~27~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1009 | WS | 14 | White Spruce | Picea glauca | Fair | | WOODLAND | S | Y |
| 1010 | TH | 7 | Thornapple/Hawthorne | Cragaegus spp. | Poor | | WOODLAND | S | Y |
| ~~1011~~ | ~~TH~~ | ~~11~~ | ~~Thornapple/Hawthorne~~ | ~~Cragaegus spp.~~ | ~~Poor~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1012~~ | ~~SU~~ | ~~17~~ | ~~Sugar Maple~~ | ~~Acer saccharum~~ | ~~Fair~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1013~~ | ~~NM~~ | ~~10~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1014~~ | ~~NM~~ | ~~13~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1015~~ | ~~NM~~ | ~~11~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1016 | WS | 10 | White Spruce | Picea glauca | Poor | | WOODLAND | S | Y |
| 1017 | SU | 14 | Sugar Maple | Acer saccharum | Very Poor | dead | WOODLAND | S | Y |
| 1018 | SC | 12 | Scotch Pine | Pinus sylvestris | Fair | | WOODLAND | S | Y |
| 1019 | NM | 11 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1020 | SM | 22 | Silver Maple | Acer saccharinum | Fair | | INVASIVE | S | Y |
| 1021 | SC | 20 | Scotch Pine | Pinus sylvestris | Good | | LANDMARK | S | Y |
| 1022 | NM | 12 | Norway Maple | Acer platanoides | Fair | | INVASIVE | S | Y |
| 1023 | SC | 7 | Scotch Pine | Pinus sylvestris | Fair | | WOODLAND | S | Y |
| 1024 | NM | 21 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | N |
| ~~1025~~ | ~~SC~~ | ~~13~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1026~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1027~~ | ~~NM~~ | ~~10~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1028 | NM | 10 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1029 | NM | 8 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| ~~1030~~ | ~~NM~~ | ~~9~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1031 | NM | 9 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1032 | BX | 14 | Box elder | Acer negundo | Fair | | INVASIVE | S | Y |
| 1033 | BX | 11 | Box elder | Acer negundo | Fair | | INVASIVE | S | N |
| 1034 | AU | 16 | Austrian Pine | Pinus nigra | Fair | | WOODLAND | S | N |
| 1035 | NM | 6 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | N |
| 1036 | AU | 17 | Austrian Pine | Pinus nigra | Very Poor | dead | WOODLAND | S | Y |
| 1037 | NM | 12 | Norway Maple | Acer platanoides | Fair | | INVASIVE | S | N |
| 1038 | BX | 18 | Box elder | Acer negundo | Fair | | INVASIVE | S | Y |
| ~~1039~~ | ~~WC~~ | ~~6~~ | ~~White Cedar~~ | ~~Thuja occidentalis~~ | ~~Good~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1040~~ | ~~WC~~ | ~~6~~ | ~~White Cedar~~ | ~~Thuja occidentalis~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1041~~ | ~~BX~~ | ~~10~~ | ~~Box elder~~ | ~~Acer negundo~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1042~~ | ~~NM~~ | ~~12~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1043~~ | ~~SM~~ | ~~12~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1044~~ | ~~SC~~ | ~~11~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Very Poor~~ | dead | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1045~~ | ~~SM~~ | ~~43~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1046~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1047~~ | ~~SM~~ | ~~16~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1048~~ | ~~SC~~ | ~~14~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Poor~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1049~~ | ~~SC~~ | ~~14~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Poor~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1050 | SM | 6 | Silver Maple | Acer saccharinum | Fair | | INVASIVE | S | Y |
| ~~1051~~ | ~~SM~~ | ~~22~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1052~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Very Poor~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1053~~ | ~~SM~~ | ~~30~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Poor~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1054 | SU | 7 | Sugar Maple | Acer saccharum | Good | | WOODLAND | S | N |
| 1055 | TH | 7 | Thornapple/Hawthorne | Cragaegus spp. | Very Poor | x2 dead | WOODLAND | S | Y |
| ~~1056~~ | ~~SC~~ | ~~13~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1057~~ | ~~SC~~ | ~~12~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1058~~ | ~~SC~~ | ~~13~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1059 | BX | 8 | Box elder | Acer negundo | Fair | | INVASIVE | S | Y |
| 1060 | BX | 8 | Box elder | Acer negundo | Fair | x2 | INVASIVE | S | Y |
| 1061 | BS | 6 | Blue Spruce | Picea pungens | Fair | | WOODLAND | S | N |
| 1062 | NS | 6 | Norway Spruce | Picea Abies | Fair | | WOODLAND | S | N |
| 1063 | NS | 6 | Norway Spruce | Picea Abies | Fair | | WOODLAND | S | N |
| 1064 | NS | 7 | Norway Spruce | Picea Abies | Good | | WOODLAND | S | N |
| 1065 | NS | 6 | Norway Spruce | Picea Abies | Fair | | WOODLAND | S | N |
| 1066 | SC | 17 | Scotch Pine | Pinus sylvestris | Fair | | WOODLAND | S | N |
| ~~1067~~ | ~~CT~~ | ~~25~~ | ~~Cottonwood~~ | ~~Populus deltoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1068~~ | ~~WP~~ | ~~21~~ | ~~(Eastern) White Pine~~ | ~~Pinus strobus~~ | ~~Fair~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| 1069 | BW | 16 | Black Walnut | Juglans nigra | Good | | WOODLAND | S | Y |
| 1070 | AU | 20 | Austrian Pine | Pinus nigra | Good | | LANDMARK | S | Y |
| ~~1071~~ | ~~MH~~ | ~~16~~ | ~~Bitternut Hickory~~ | ~~Carya cordiformis~~ | ~~Good~~ | ~~bitternut hickory~~ | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1072~~ | ~~SH~~ | ~~16~~ | ~~Shagbark Hickory~~ | ~~Carya ovata~~ | ~~Good~~ | hickory | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1073~~ | ~~SH~~ | ~~8~~ | ~~Shagbark Hickory~~ | ~~Carya ovata~~ | ~~Very Poor~~ | hickory | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1074~~ | ~~SC~~ | ~~12~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1075~~ | ~~SC~~ | ~~10~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1076~~ | ~~SC~~ | ~~10~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1077~~ | ~~SC~~ | ~~9~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1078~~ | ~~SC~~ | ~~9~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1079~~ | ~~SC~~ | ~~8~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1080~~ | ~~SC~~ | ~~14~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1081~~ | ~~SC~~ | ~~8~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1082~~ | ~~SC~~ | ~~13~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1083~~ | ~~SC~~ | ~~16~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | ~~x1~~ | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1084~~ | ~~SM~~ | ~~10~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1085~~ | ~~SC~~ | ~~14~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1086~~ | ~~BT~~ | ~~9~~ | ~~Butternut~~ | ~~Juglans cinerea~~ | ~~Good~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1087~~ | ~~SM~~ | ~~10~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1088~~ | ~~SM~~ | ~~16~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1089~~ | ~~BX~~ | ~~12~~ | ~~Box elder~~ | ~~Acer negundo~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1090 | BS | 12 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y |
| ~~1091~~ | ~~SM~~ | ~~12~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1093~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1094~~ | ~~C~~ | ~~7~~ | ~~Catalpa~~ | ~~Catalpa speciosa~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1095~~ | ~~BX~~ | ~~9~~ | ~~Box elder~~ | ~~Acer negundo~~ | Fair | x1 | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1096~~ | ~~NM~~ | ~~9~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1097~~ | ~~BX~~ | ~~9~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | x1 | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1098~~ | ~~BX~~ | ~~12~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1099~~ | ~~NM~~ | ~~7~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Fair | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1100~~ | ~~NM~~ | ~~7~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1101~~ | ~~BX~~ | ~~10~~ | ~~Box elder~~ | ~~Acer negundo~~ | Poor | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1102~~ | ~~BS~~ | ~~7~~ | ~~Blue Spruce~~ | ~~Picea pungens~~ | Good | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1103~~ | ~~TH~~ | ~~9~~ | ~~Thornapple/Hawthorne~~ | ~~Cragaegus spp.~~ | Poor | x2 | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1104~~ | ~~NM~~ | ~~13~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1105~~ | ~~NM~~ | ~~15~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1106~~ | ~~SM~~ | ~~31~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1107~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1108~~ | ~~BX~~ | ~~15~~ | ~~Box elder~~ | ~~Acer negundo~~ | Fair | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1109~~ | ~~BX~~ | ~~20~~ | ~~Box elder~~ | ~~Acer negundo~~ | Fair | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1110~~ | ~~NM~~ | ~~10~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1111~~ | ~~NM~~ | ~~8~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1112~~ | ~~NM~~ | ~~14~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1113~~ | ~~NM~~ | ~~12~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | x1 | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1114~~ | ~~NM~~ | ~~12~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1115~~ | ~~BX~~ | ~~9~~ | ~~Box elder~~ | ~~Acer negundo~~ | Fair | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1116~~ | ~~NM~~ | ~~10~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1117~~ | ~~NM~~ | ~~9~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | x1 | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1118~~ | ~~BW~~ | ~~8~~ | ~~Black Walnut~~ | ~~Juglans nigra~~ | Good | o/s 10 ft E | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1119~~ | ~~BT~~ | ~~20~~ | ~~Butternut~~ | ~~Juglans cinerea~~ | ~~Fair~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1120~~ | ~~E~~ | ~~15~~ | ~~American Elm~~ | ~~Ulmus americana~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1121~~ | ~~SC~~ | ~~20~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| ~~1122~~ | ~~E~~ | ~~11~~ | ~~American Elm~~ | ~~Ulmus americana~~ | Good | x1 | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1123~~ | ~~NM~~ | ~~24~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | Good | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1124 | BS | 8 | Blue Spruce | Picea pungens | Good | | WOODLAND | S | Y |
| 1125 | NM | 24 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1126 | NM | 15 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1127 | MW | 13 | White Mulberry | Morus alba | Fair | | INVASIVE | S | Y |
| 1128 | NM | 20 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| ~~1129~~ | ~~WO~~ | ~~14~~ | ~~White Oak~~ | ~~Quercus alba~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1130 | WP | 10 | (Eastern) White Pine | Pinus strobus | Good | | WOODLAND | S | Y |
| 1131 | SM | 31 | Silver Maple | Acer saccharinum | Good | | INVASIVE | S | Y |
| ~~1132~~ | ~~WP~~ | ~~15~~ | ~~(Eastern) White Pine~~ | ~~Pinus strobus~~ | ~~Good~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| 1133 | WS | 14 | White Spruce | Picea glauca | Fair | | WOODLAND | S | Y |
| ~~1134~~ | ~~NM~~ | ~~12~~ | ~~Norway Maple~~ | ~~Acer platanoides~~ | ~~Good~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1135 | WS | 24 | White Spruce | Picea glauca | Poor | | LANDMARK | S | Y |
| ~~1136~~ | ~~MW~~ | ~~7~~ | ~~White Mulberry~~ | ~~Morus alba~~ | ~~Fair~~ | | ~~INVASIVE~~ | R | ~~Y~~ |
| 1137 | NM | 12 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1138 | NM | 7 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1139 | NM | 11 | Norway Maple | Acer platanoides | Good | | INVASIVE | S | Y |
| 1140 | E | 17 | American Elm | Ulmus americana | Good | x1 | INVASIVE | S | Y |
| 1141 | E | 15 | American Elm | Ulmus americana | Good | | INVASIVE | S | Y |
| 1142 | SM | 14 | Silver Maple | Acer saccharinum | Good | | INVASIVE | S | Y |
| ~~1143~~ | ~~SC~~ | ~~6~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~WOODLAND~~ | R | ~~Y~~ |
| ~~1144~~ | ~~SC~~ | ~~20~~ | ~~Scotch Pine~~ | ~~Pinus sylvestris~~ | ~~Fair~~ | | ~~LANDMARK~~ | R | ~~Y~~ |
| 1145 | BS | 14 | Blue Spruce | Picea pungens | Fair | | WOODLAND | S | Y |
| 1146 | OB | 11 | Ohio Buckeye | Aesculus glabra | Good | | WOODLAND | S | Y |
| ~~1147~~ | ~~SM~~ | ~~39~~ | ~~Silver Maple~~ | ~~Acer saccharinum~~ | ~~Fair~~ | trunk damage | ~~INVASIVE~~ | R | ~~Y~~ |
| ~~1148~~ | ~~TP~~ | ~~11~~ | ~~Tulip Poplar~~ | ~~Liriodendron tulipifera~~ | Good | | ~~WOODLAND~~ | R |




## FIRST FLOOR PLAN

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**Client:**

GFA Development - Ranch Duplex

**Project Title:**

VILLAGE OF HASTINGS

**Troy, MI**

**Sheet Title:**

FIRST FLOOR UNIT PLAN

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 06-16-2023**

**Issued:**

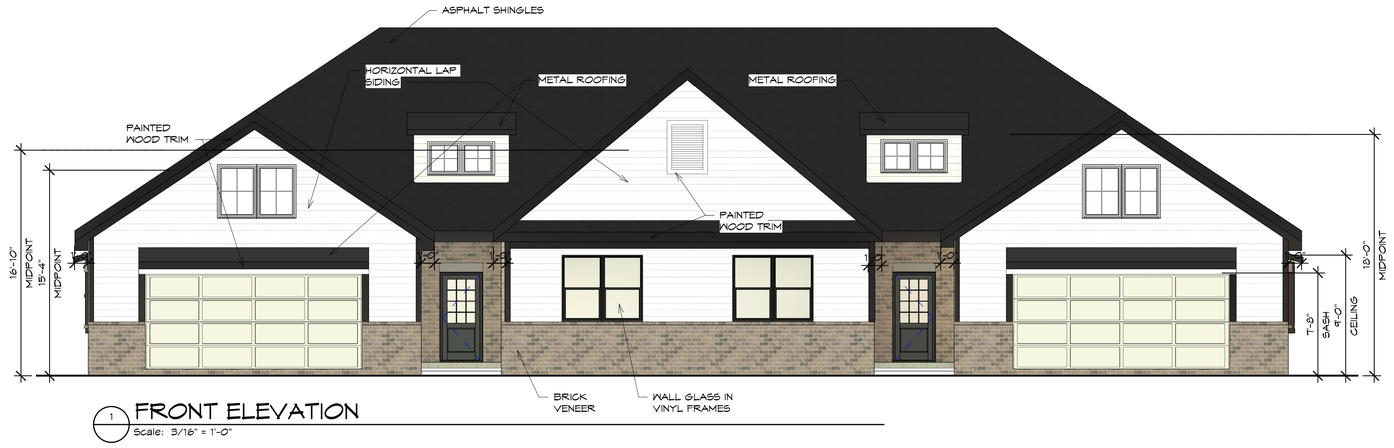
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| Owner's Review | 06-16-23 |
| Owner's Review | 11-09-2023 |
| SPA Approval | 04-29-2024 |

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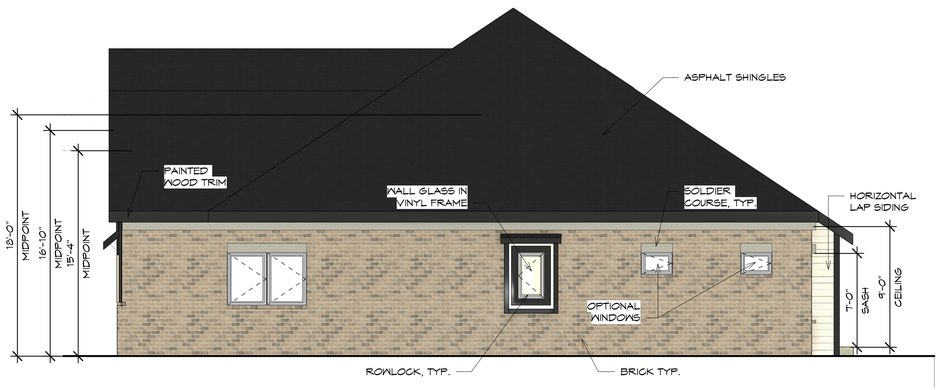

1 FRONT ELEVATION
Scale: 3/16" = 1'-0"




2 REAR ELEVATION
Scale: 3/16" = 1'-0"




3 LEFT ELEVATION
Scale: 3/16" = 1'-0"




4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"

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**Client:**
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**Project Title:**
VILLAGE OF HASTINGS

**Troy, MI**

**Sheet Title:**
ELEVATIONS - Option A

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date:06-16-2023**

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| Review | 08-04-16 |
| Owner's Review | 06-16-23 |
| Owner's Review | 11-09-2023 |

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Ranch Duplex

**Project Title:**

VILLAGE OF
HASTINGS

**Troy, MI**

**Sheet Title:**

3D VIEWS

**Project Number: 22312**
**Drawn By: JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 06-16-2023**

**Issued:**

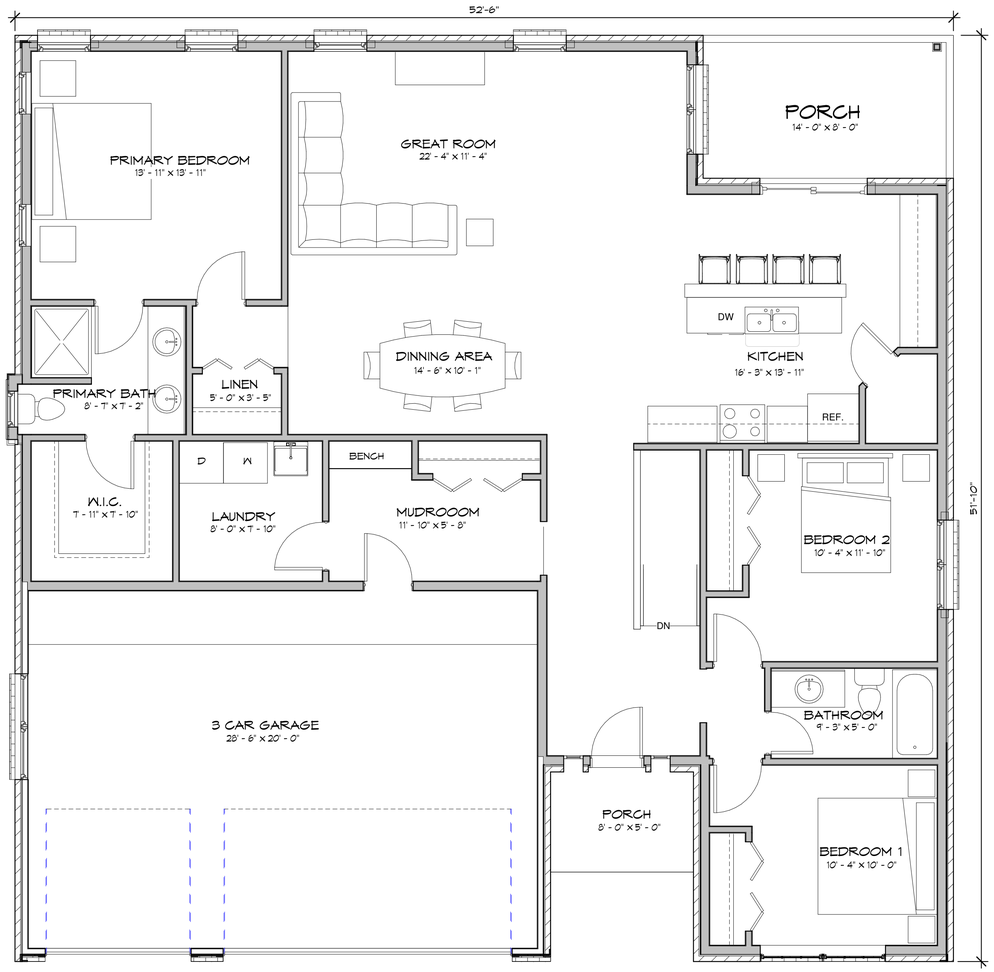
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## FIRST FLOOR PLAN

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GFA Development - 3 Car Ranch Unit

**Project Title:**

VILLAGE OF HASTINGS

**Troy, MI**

**Sheet Title:**

FIRST FLOOR UNIT PLAN

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 06-16-2023**

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| Owner's Review | 11-09-2023 |
| Site Plan Approval | 05-14-24 |

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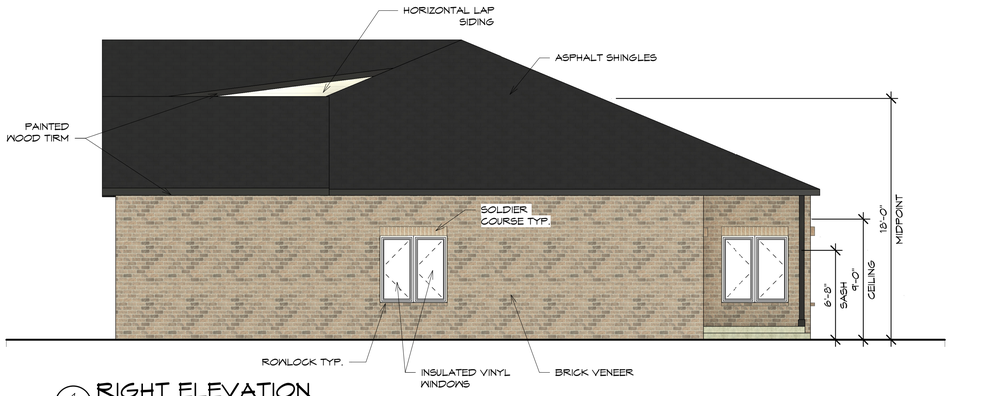
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No. 1301031108
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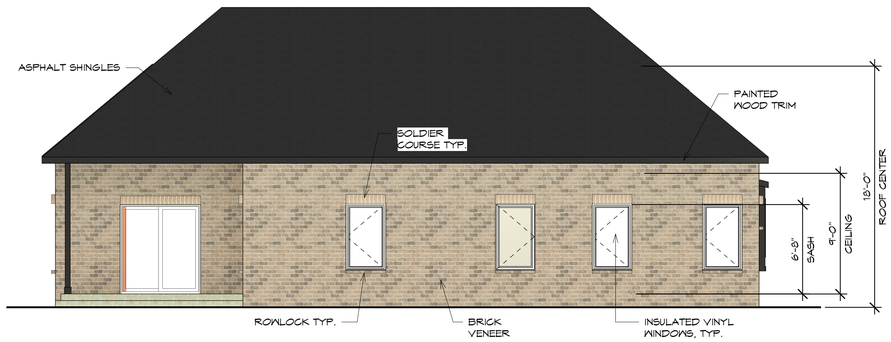
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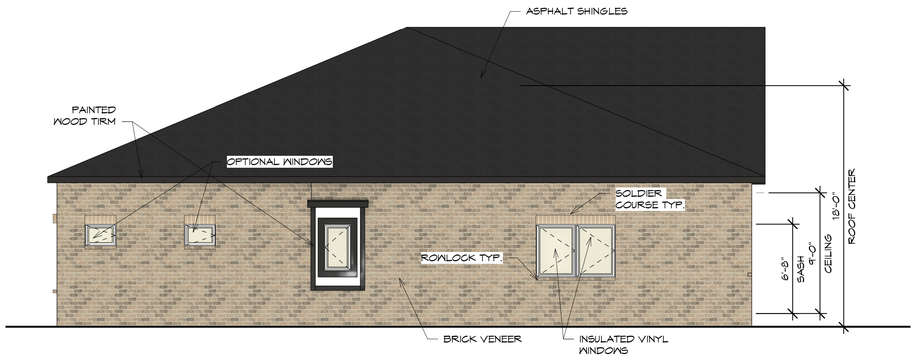

1 FRONT ELEVATION
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4 RIGHT ELEVATION
Scale: 3/16" = 1'-0"




2 REAR ELEVATION
Scale: 3/16" = 1'-0"




3 LEFT ELEVATION
Scale: 3/16" = 1'-0"

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**Project Title:**
VILLAGE OF HASTINGS

**Troy, MI**

**Sheet Title:**
ELEVATIONS

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 06-16-2023**

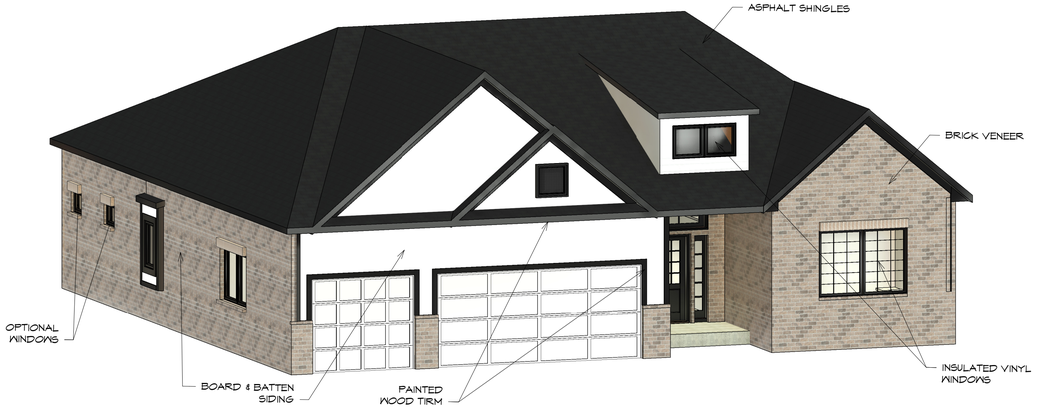
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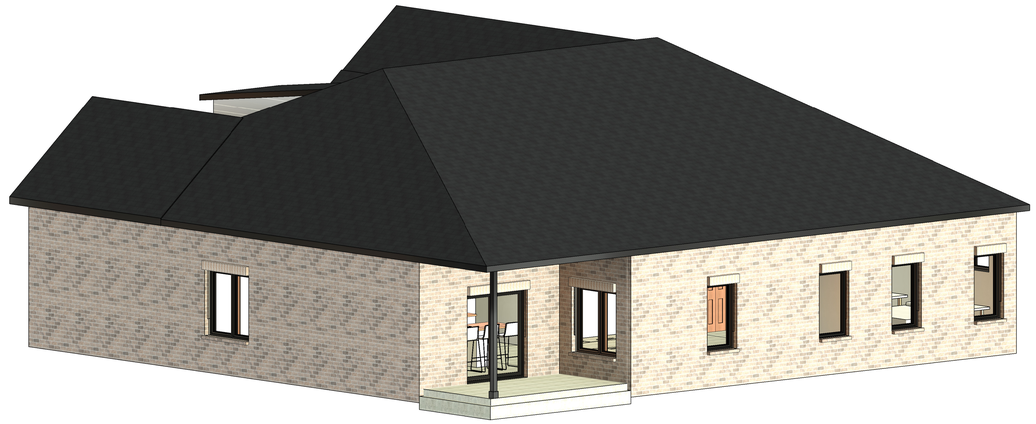
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| Owner's Review | 11-09-2023 |
| Site Plan Approval | 05-14-24 |

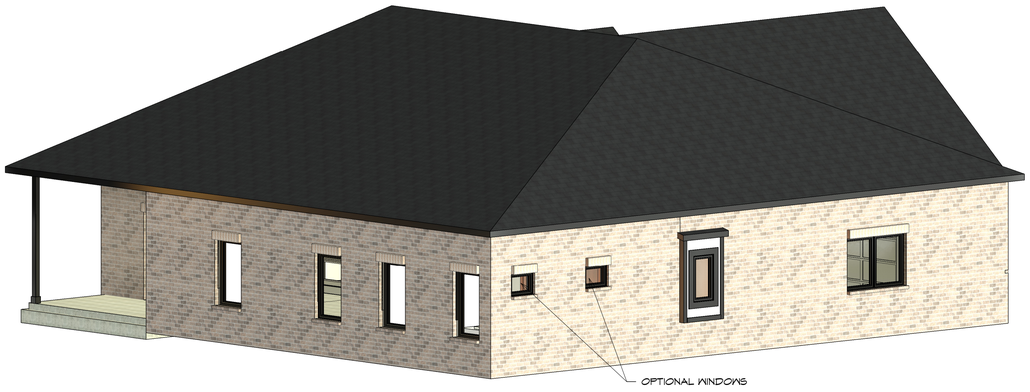
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# RANCH UNIT - 3 CAR GARAGE

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**Client:**
GFA Development - 3 Car Ranch Unit

**Project Title:**
VILLAGE OF HASTINGS

**Troy, MI**

**Sheet Title:**
3D VIEWS

**Project Number: 22312**
**Drawn By: JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 06-16-2023**

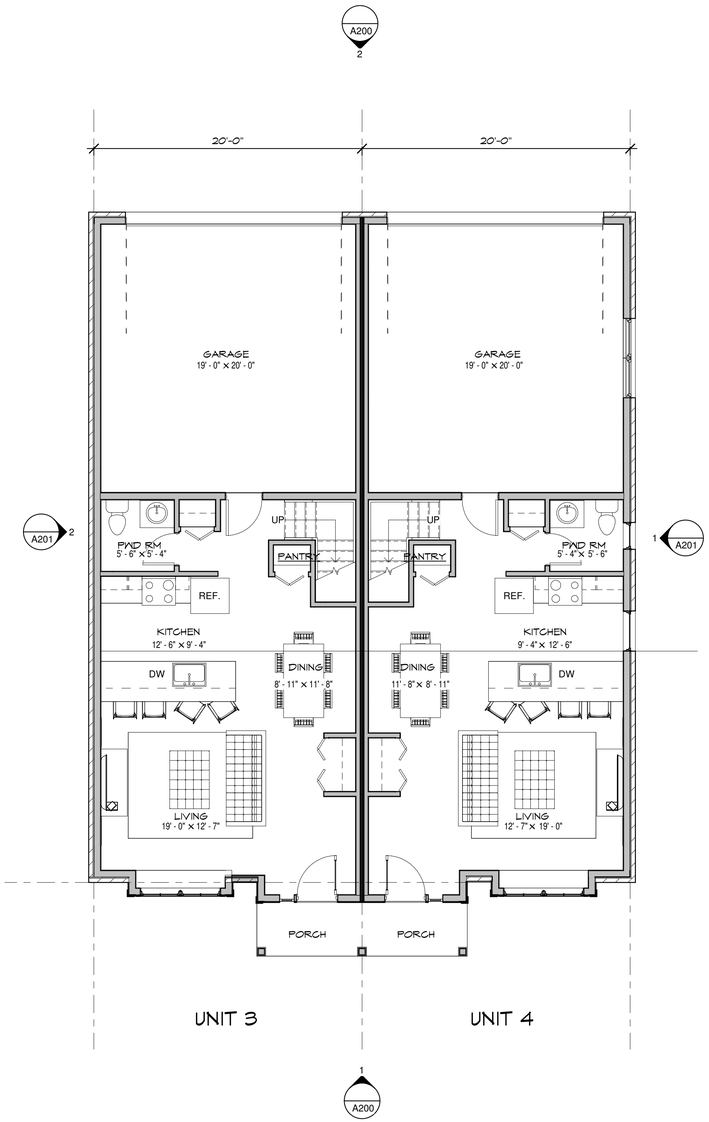
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| Owner's Review | 06-16-23 |
| Owner's Review | 11-09-2023 |
| Site Plan Approval | 05-14-24 |

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First Floor

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2 UNIT TOWNHOUSE

**Project Title:**

The Village of Hastings

**Troy, MI**

**Sheet Title:**

FIRST FLOOR UNIT PLANS

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 11-03-23**

**Issued:**

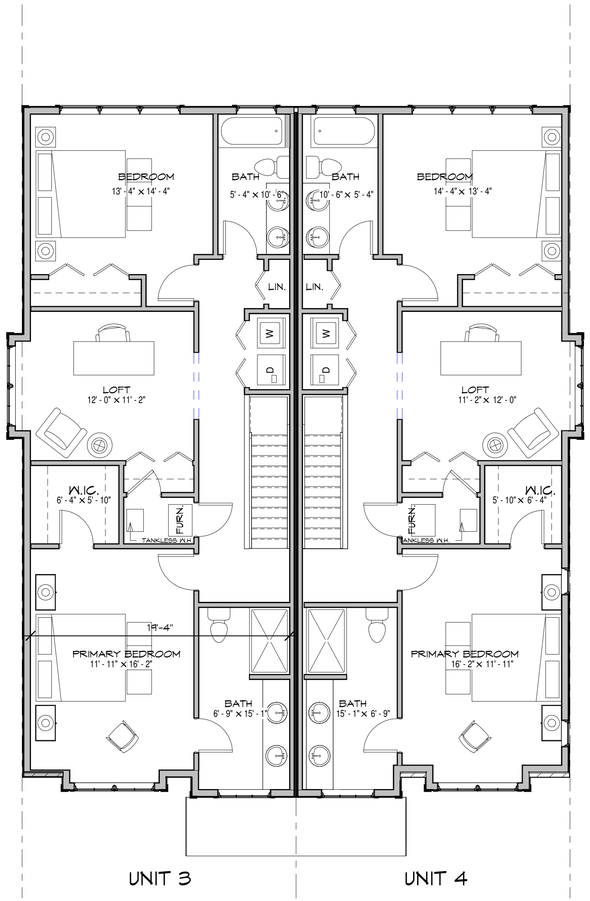
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| Site Plan Approval | 4-30-24 |

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## Second Floor

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**248.549.7300 facs.**

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**Client:**

2 UNIT TOWNHOUSE

**Project Title:**

The Village of Hastings

**Troy, MI**

**Sheet Title:**

STANDARD SECOND FLOOR UNIT PLANS

**Project Number: 22312**
**Drawn By: AJM, JS**
**Checked By: AJM**
**Approved By: AJM**
**Date: 11-03-23**

**Issued:**

| | |
|---|---|
| Owner's Review | 06-29-23 |
| Site Plan Approval | 4-30-24 |

**Sheet Number:**

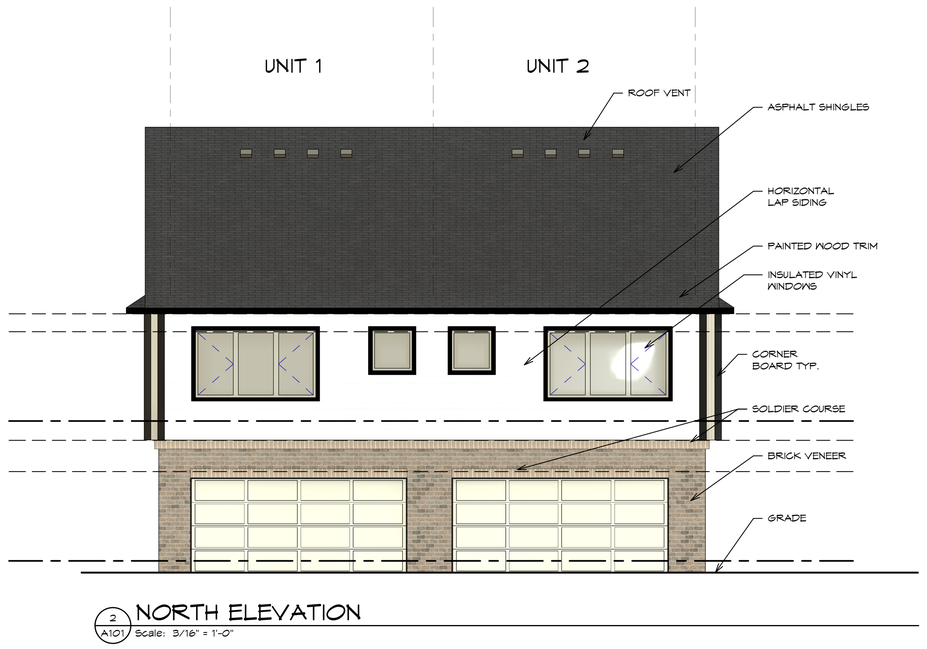
A102

PRELIMINARY NOT FOR CONSTRUCTION

**3/6/2025 6:23:14 PM**




1 A101 SOUTH ELEVATION
Scale: 3/16" = 1'-0"




2 A101 NORTH ELEVATION
Scale: 3/16" = 1'-0"

MGA Architects/Designers

**Moiseev/Gordon Associates, Inc.**
**4351 Delemere Court**
**Royal Oak, MI 48073**

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**Client:**
2 UNIT TOWNHOUSE

**Troy, MI**

**Project Title:**
The Village of Hastings

**Sheet Title:**
STANDARD NORTH & SOUTH ELEVATION

**Project Number: 22312**
**Drawn By: AJM, JH**
**Checked By: AJM**
**Approved By: AJM**
**Date: 11-03-23**

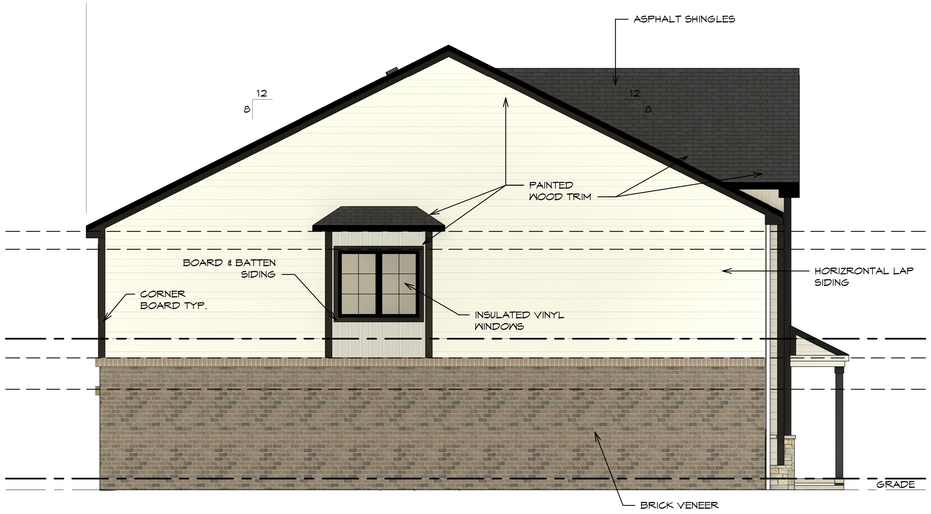
**Issued:**

| | |
|---|---|
| Review | 08-04-16 |
| Owner's Review | 08-29-23 |
| Site Plan Approval | 4-30-24 |

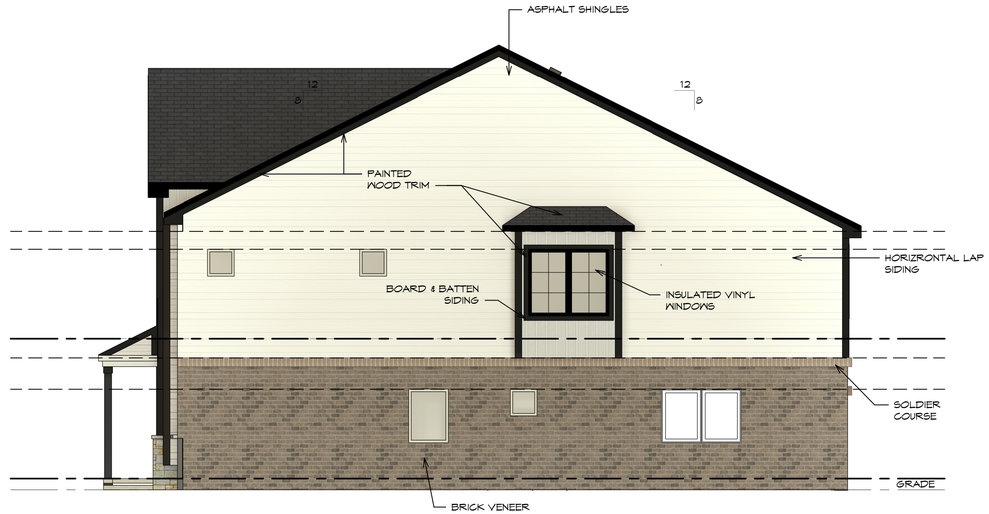
**Sheet Number:**
A200

PRELIMINARY NOT FOR CONSTRUCTION

**3/6/2025 6:23:18 PM**




2 A101 WEST ELEVATION
3/16" = 1'-0"




1 A101 EAST ELEVATION
3/16" = 1'-0"

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Architects/Designers

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**Client:**
2 UNIT TOWNHOUSE

**Project Title:**
The Village of Hastings

**Troy, MI**

**Sheet Title:**
STANDARD EAST & WEST ELEVATION

**Project Number: 22312**
**Drawn By: AJM,JS**
**Checked By: JS**
**Approved By: JS**
**Date:11-03-23**

**Issued:**

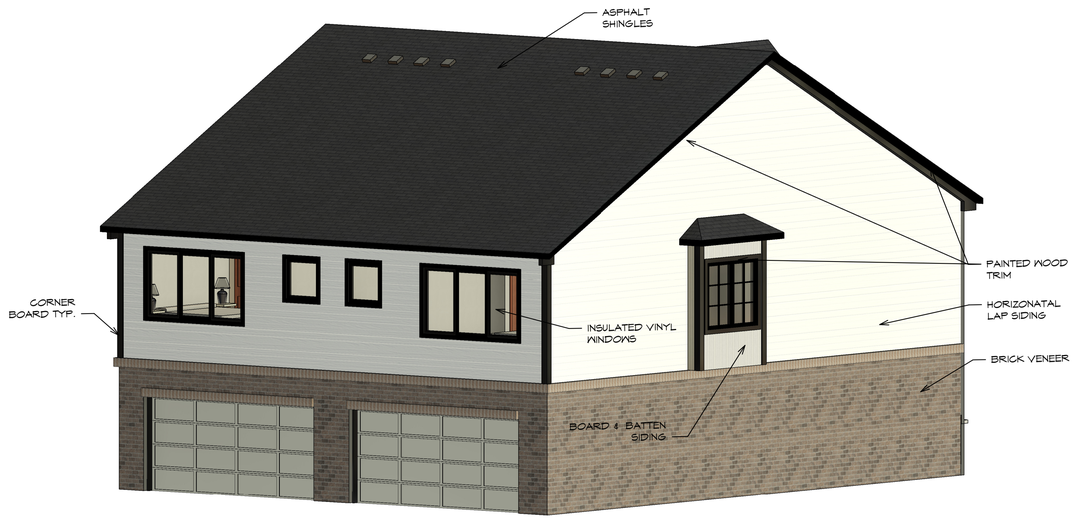
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| Owner's Review | 06-29-23 |
| Site Plan Approval | 4-30-24 |

**Sheet Number:**
A201

PRELIMINARY NOT FOR CONSTRUCTION

**3/6/2025 6:23:23 PM**




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**Client:**

2 UNIT TOWNHOUSE

**Troy, MI**

**Project Title:**

The Village of Hastings

**Sheet Title:**

STANDARD AXONMETRIC VIEWS

**Project Number: 22312**
**Drawn By: Author**
**Checked By: Checker**
**Approved By: Approver**
**Date: 11-03-23**

**Issued:**

| | |
|---|---|
| Site Plan Approval | 4-30-24 |

**Sheet Number:**

A400

PRELIMINARY NOT FOR CONSTRUCTION

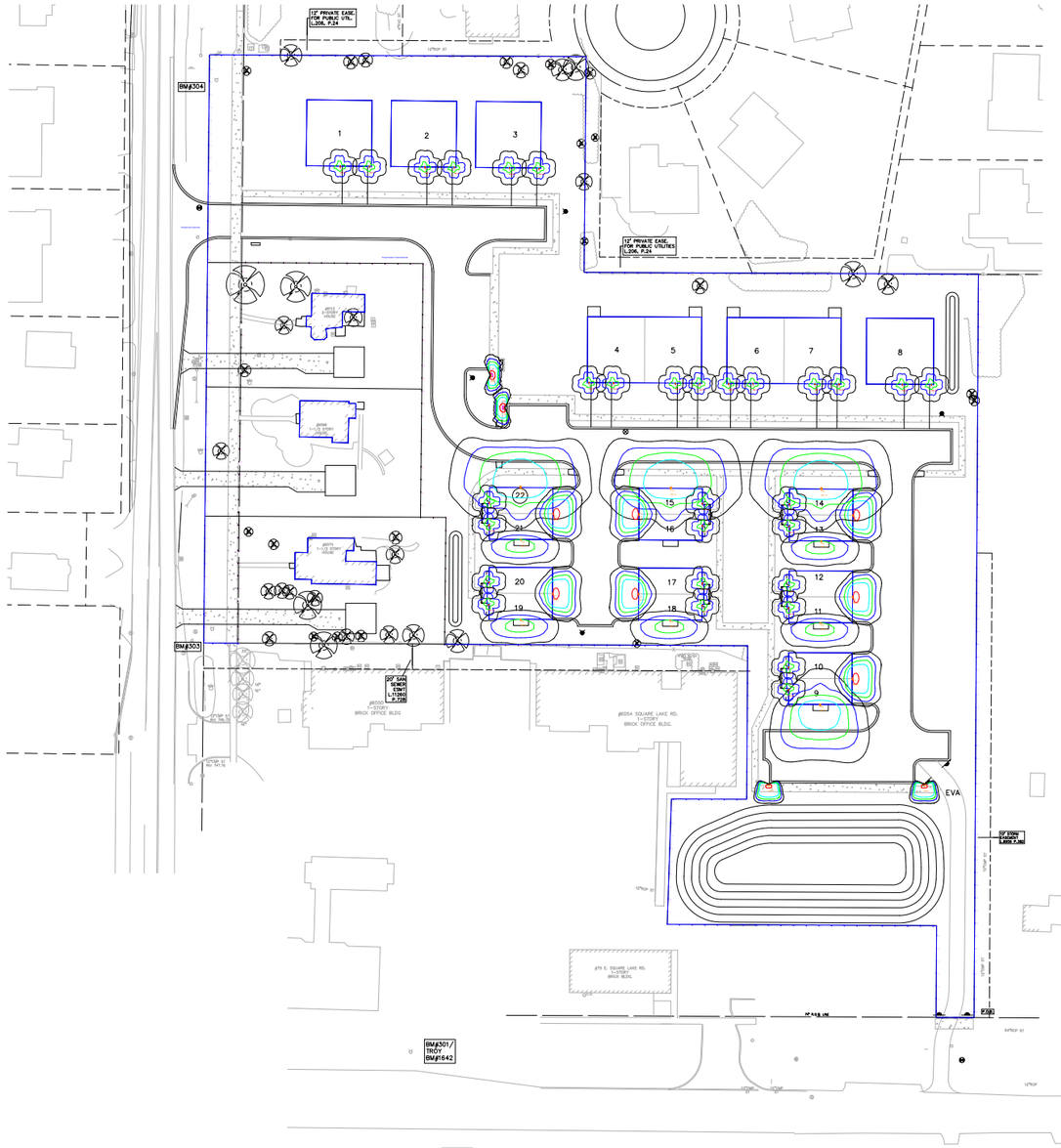
**3/6/2025 6:23:29 PM**

2025-05-08

**Project name : LMUS_23110127_The Village of Hastings_Rev.4**

Submitted By:
Ligman Lighting USA
7144 NE Progress Ct
Hillsboro, Oregon.
97124
Tel.: +1 503 645 0500 Fax.: +1 503 645 8100
info@ligmanlightingusa.com www.ligmanlightingusa.com

DISCLAIMER
Calculations have been performed according to IES standard and good practice.
Some differences between measured values and calculated values may occur due to
tolerances in calculation methods, testing procedures, component performance,
measurement techniques and field conditions such as voltage and temperature
Variations. Input data used to generate the attached calculations such as room
Dimensions, reflectances, furniture and architectural elements significantly affect
the lighting calculations. If the real environment conditions do not match the input
Data, differences will occur between measured and calculated values.




Scale: 1 inch= 120 Ft.

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
| Private historic home horizontal | Illuminance | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | Points spacing 10' |
| Property line horizontal | Illuminance | Fc | 0.00 | 0.1 | 0.0 | N.A. | N.A. | Point spacing 10' |

| Luminaire Schedule | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Symbol | Qty | Label | Description | LLF | Arrangement | Luminaire Watts | Luminaire Lumens | Arrangement Watts | Arrangement Luminaire Lumens | Mounting Height |
| | 30 | A | WS-W24218 | 0.900 | Single | 11.7463 | 378 | 11.746 | 378 | 8.5 |
| | 2 | B1 | UPRA-10063-T3M-8030 | 0.900 | Single | 6 | 501 | 6 | 501 | 0 |
| | 2 | B2 | UPRA-10063-T4B-8030 | 0.900 | Single | 6 | 549 | 6 | 549 | 0 |
| | 5 | C02 | ULEW-30001-T2-W30 | 0.900 | Single | 7.7 | 597 | 7.7 | 597 | 19 |
| | 7 | C14 | ULEW-30011-T4-W30 | 0.900 | Single | 13.8 | 1385 | 13.8 | 1385 | 8.5 |
| | 1 | C24 | UVK-30002-T4-W30 | 0.900 | Single | 27.9 | 2873 | 27.9 | 2873 | 19 |
| | 3 | C33 | UVK-30003-T3-W30 | 0.900 | Single | 36.4 | 4509 | 36.4 | 4509 | 19 |


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|---|---|---|
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| 3 | 2024/01/05 | - |
| 2 | 2024/01/03 | - |
| 1 | 2023/12/28 | - |
| - | 2023/11/17 | Design Development |

**ARCHITECT**

**CLIENT**

-

**PROJECT NAME**

The Village of Hastings

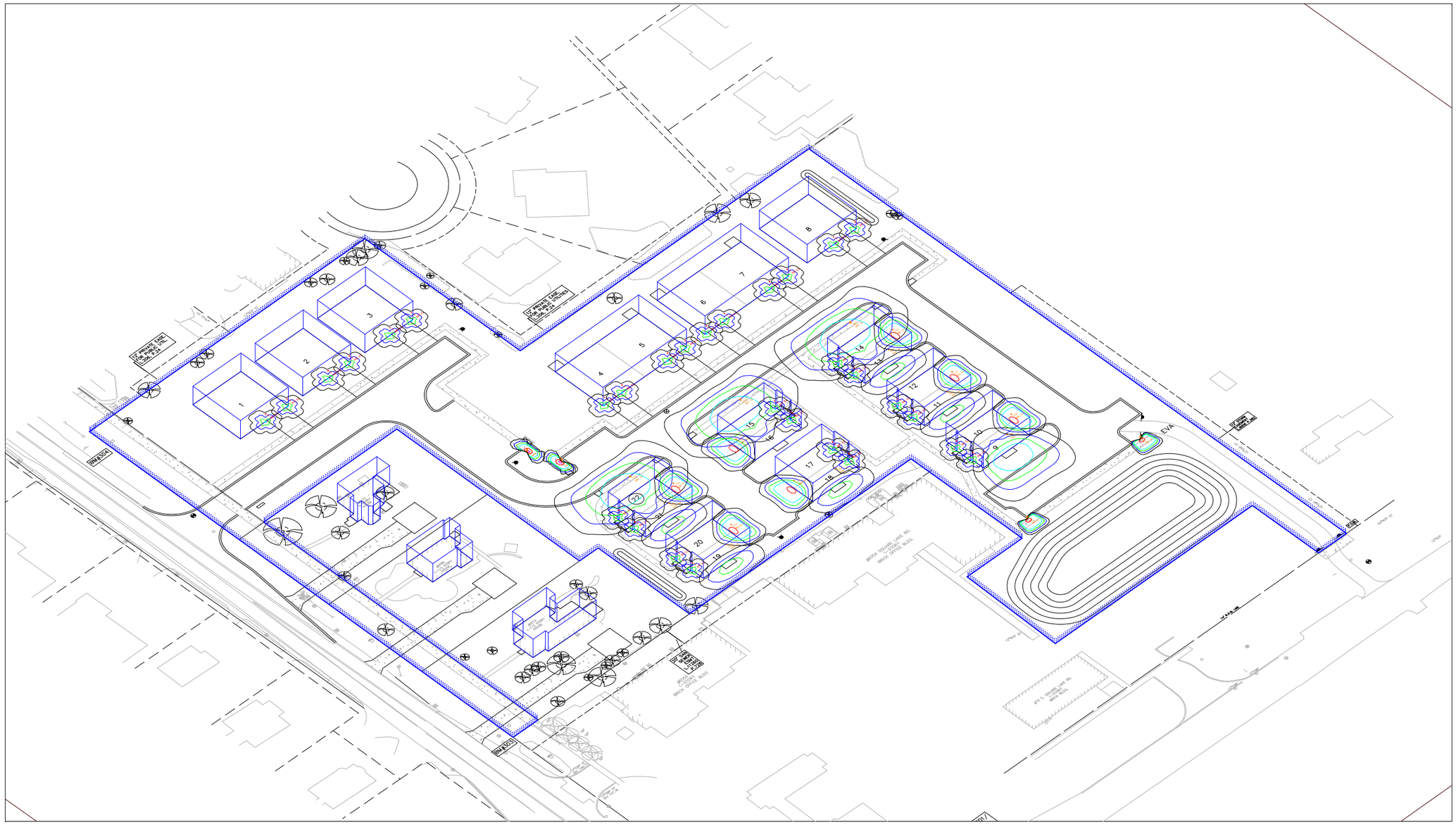
**DRAWING TITLE**

Luminaire list
Horizontal Boundary/ Property line
Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**




Scale: 1 inch= 84 Ft.

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
| Private historic home Vertical_III_Seg1 | Obtrusive - III | Fc | 0.09 | 0.1 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Private historic home Vertical_III_Seg2 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Private historic home Vertical_III_Seg3 | Obtrusive - III | Fc | 0.01 | 0.1 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Private historic home Vertical_III_Seg4 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Private historic home Vertical_III_Seg5 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg1 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg10 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg11 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg12 | Obtrusive - III | Fc | 0.08 | 0.1 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg13 | Obtrusive - III | Fc | 0.08 | 0.1 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg2 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg3 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg4 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg5 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg6 | Obtrusive - III | Fc | 0.00 | 0.1 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg7 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg8 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |
| Property line vertical_III_Seg9 | Obtrusive - III | Fc | 0.00 | 0.0 | 0.0 | N.A. | N.A. | 5' above grade level, Grid point spacing 2 x 2' |

LIGMAN LIGHTING USA

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info@ligmanlightingusa.com www.ligmanlightingusa.com

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|---|---|---|
| 4 | 2025/05/08 | - |
| 3 | 2024/01/05 | - |
| 2 | 2024/01/03 | - |
| 1 | 2023/12/28 | - |
| - | 2023/11/17 | Design Development |

**ARCHITECT**

**CLIENT**

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**PROJECT NAME**

The Village of Hastings

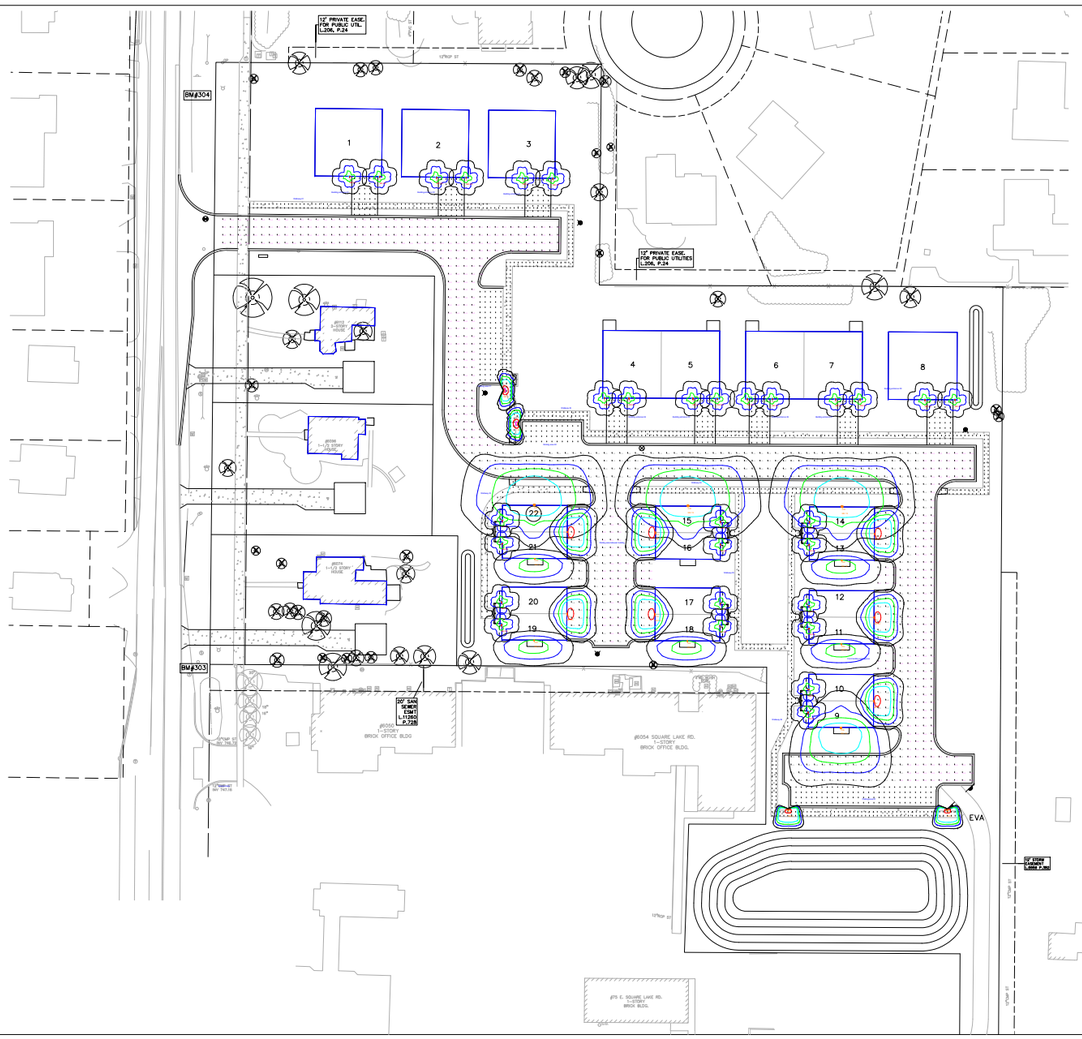
**DRAWING TITLE**

Vertical Boundary/ Property line
Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**




Scale: 1 inch= 120 Ft.

| Calculation Summary | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Label | CalcType | Units | Avg | Max | Min | Avg/Min | Max/Min | Description |
| Building entrance 01 | Illuminance | Fc | 0.18 | 0.7 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Building entrance 02 | Illuminance | Fc | 0.18 | 0.7 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Building entrance 03 | Illuminance | Fc | 0.18 | 0.7 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Building entrance 04 | Illuminance | Fc | 0.22 | 0.7 | 0.1 | 2.20 | 7.00 | Grid point spacing 4 x 4' |
| Building entrance 05 | Illuminance | Fc | 0.23 | 0.8 | 0.1 | 2.30 | 8.00 | Grid point spacing 4 x 4' |
| Building entrance 06 | Illuminance | Fc | 0.22 | 0.7 | 0.1 | 2.20 | 7.00 | Grid point spacing 4 x 4' |
| Building entrance 07 | Illuminance | Fc | 0.22 | 0.8 | 0.1 | 2.20 | 8.00 | Grid point spacing 4 x 4' |
| Building entrance 08 | Illuminance | Fc | 0.16 | 0.7 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Front building parking area | Illuminance | Fc | 1.07 | 6.7 | 0.1 | 10.70 | 67.00 | Grid point spacing 6 x 6' |
| Parking area 01 | Illuminance | Fc | 0.01 | 0.4 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Parking area 02 | Illuminance | Fc | 0.01 | 0.1 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Parking area 03 | Illuminance | Fc | 0.04 | 0.1 | 0.0 | N.A. | N.A. | Grid point spacing 4 x 4' |
| Parking area between building | Illuminance | Fc | 0.55 | 6.8 | 0.0 | N.A. | N.A. | Grid point spacing 6 x 6' |
| Road surface | Illuminance | Fc | 0.11 | 1.1 | 0.0 | N.A. | N.A. | Grid point spacing 6 x 6' |
| Walkway 01 | Illuminance | Fc | 0.20 | 8.4 | 0.0 | N.A. | N.A. | Grid point spacing 3 x 3' |
| Walkway 02 | Illuminance | Fc | 0.06 | 2.0 | 0.0 | N.A. | N.A. | Grid point spacing 3 x 3' |
| Walkway 03 | Illuminance | Fc | 0.61 | 2.7 | 0.0 | N.A. | N.A. | Grid point spacing 3 x 3' |
| Walkway 04 | Illuminance | Fc | 0.99 | 2.6 | 0.2 | 4.95 | 13.00 | Grid point spacing 3 x 3' |
| Walkway 05 | Illuminance | Fc | 0.09 | 0.4 | 0.0 | N.A. | N.A. | Grid point spacing 3 x 3' |
| Walkway 06 | Illuminance | Fc | 0.36 | 8.7 | 0.0 | N.A. | N.A. | Grid point spacing 3 x 3' |

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| 2 | 2024/01/03 | - |
| 1 | 2023/12/28 | - |
| - | 2023/11/17 | Design Development |

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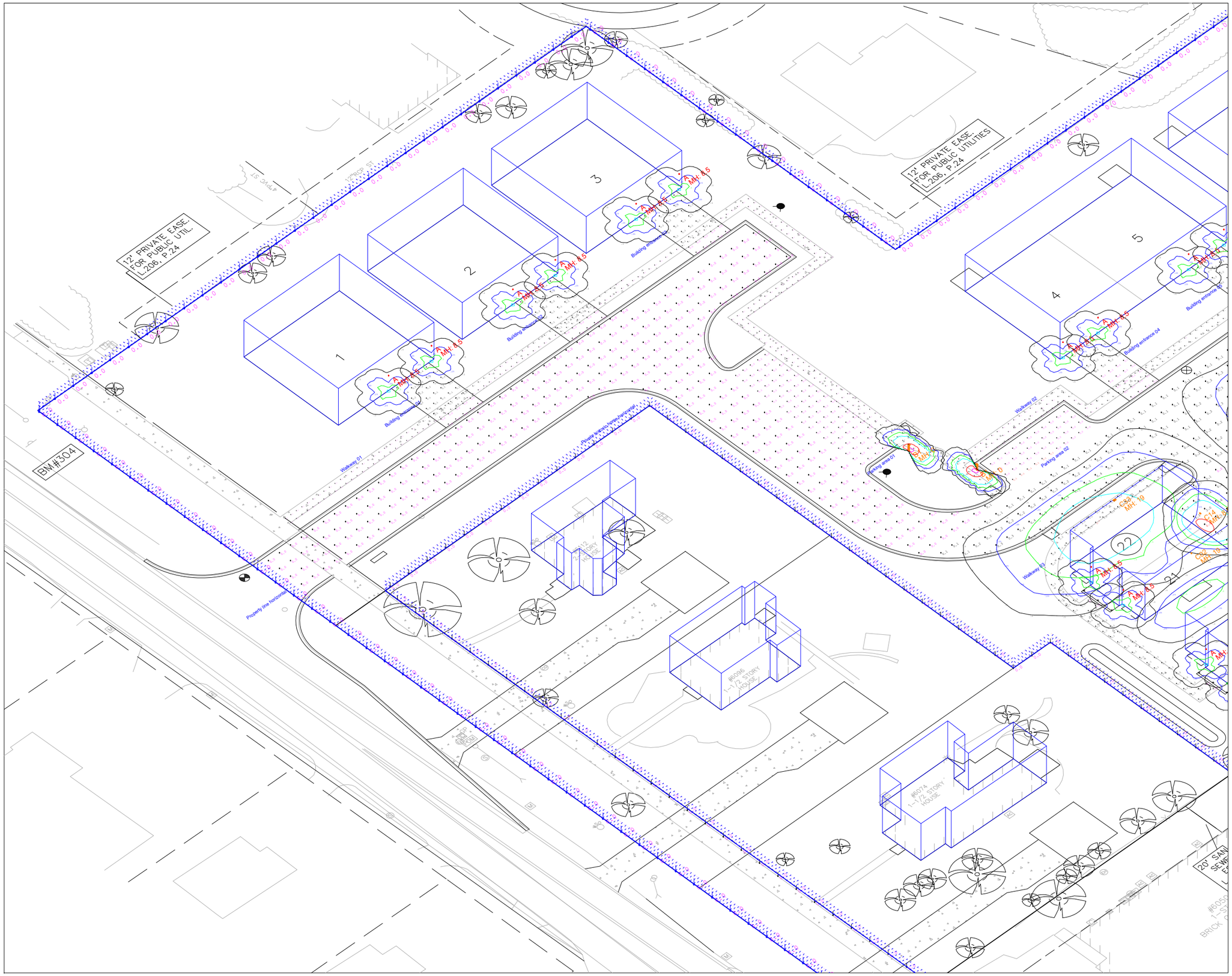
**PROJECT NAME**
The Village of Hastings

**DRAWING TITLE**
Horizontal calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**




Scale: 1 inch= 36 Ft.

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| 2 | 2024/01/03 | - |
| 1 | 2023/12/28 | - |
| - | 2023/11/17 | Design Development |

**ARCHITECT**

**CLIENT**

-

**PROJECT NAME**

The Village of Hastings

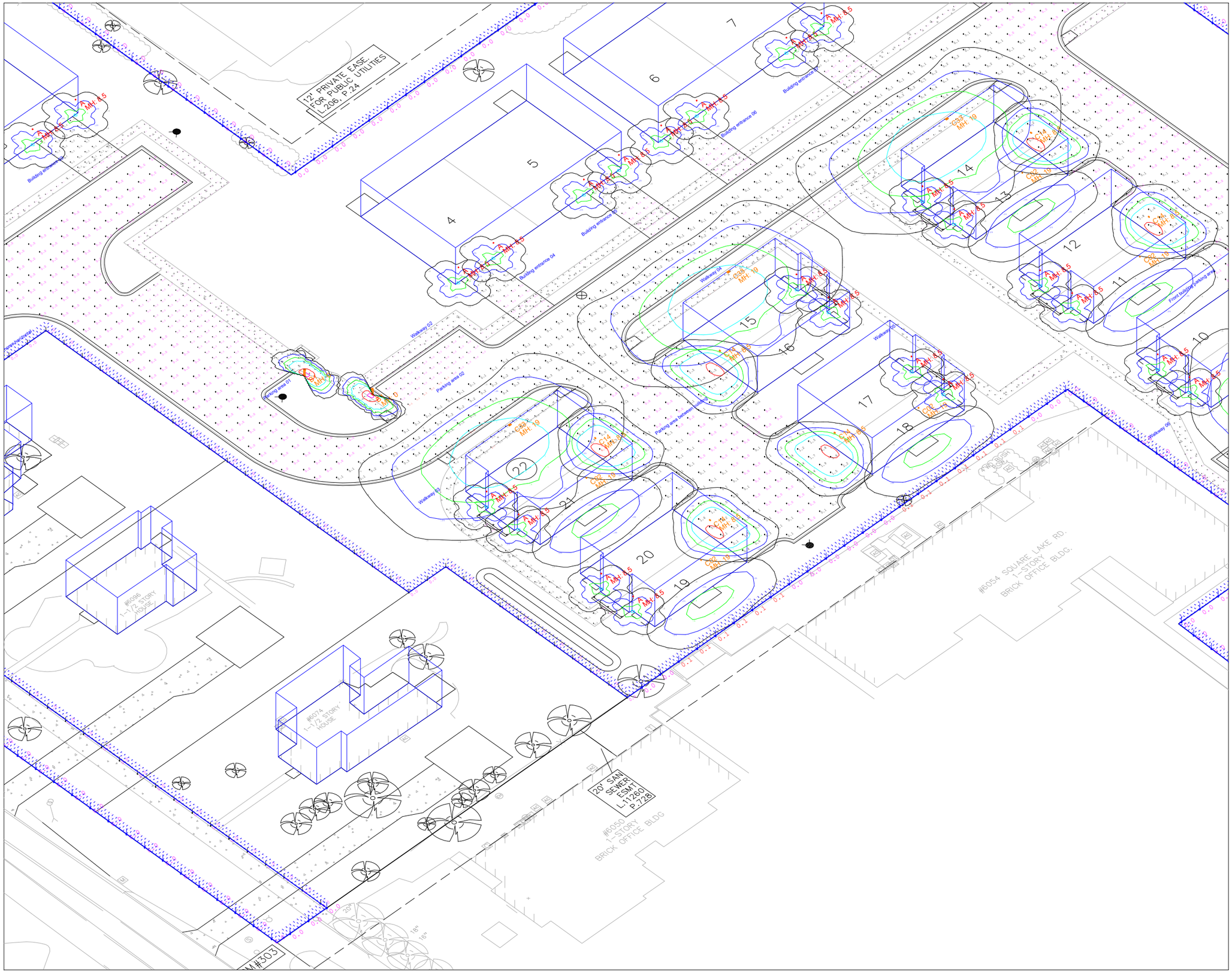
**DRAWING TITLE**

Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**




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**ARCHITECT**

**CLIENT**

-

**PROJECT NAME**

The Village of Hastings

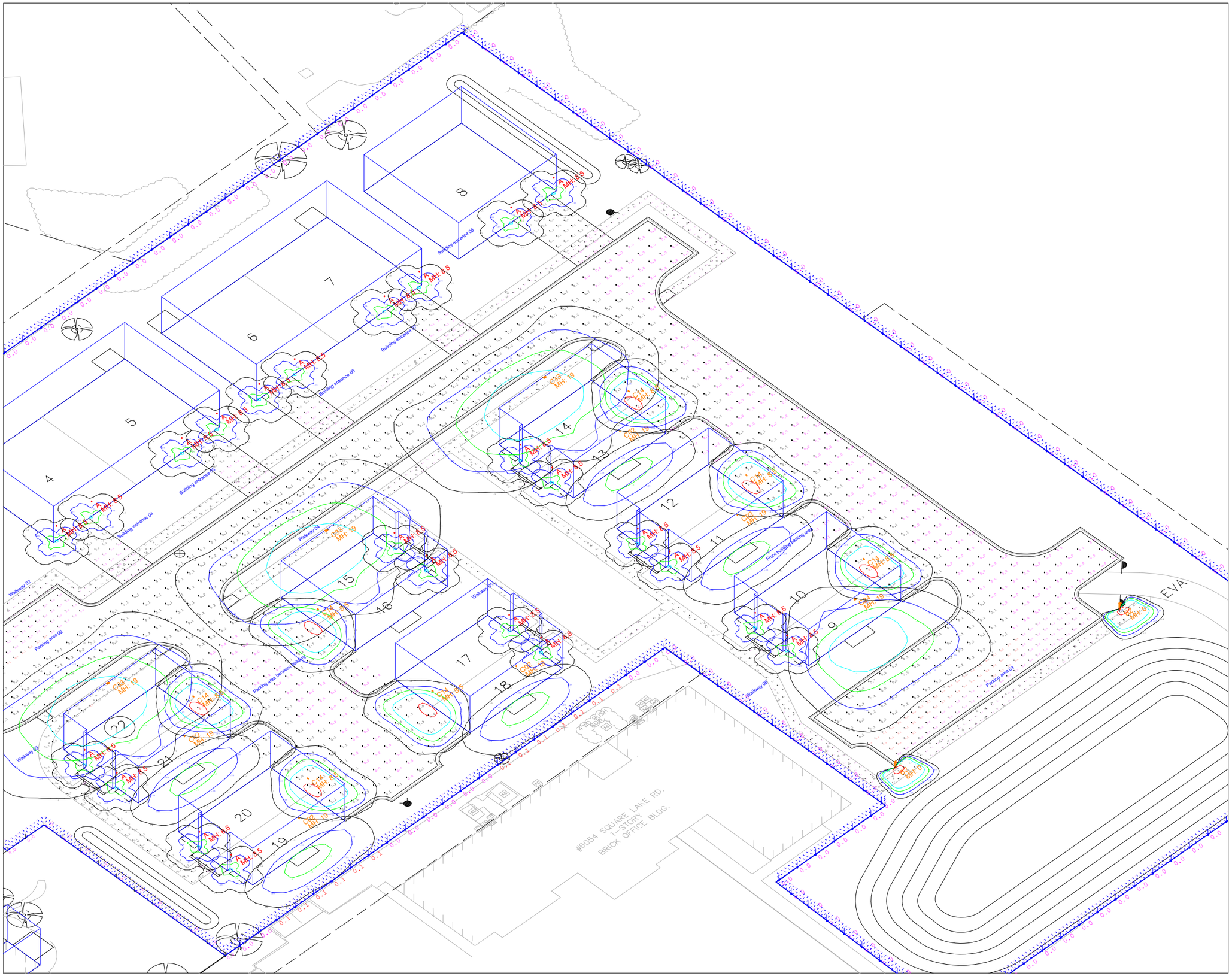
**DRAWING TITLE**

Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
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**ARCHITECT**

**CLIENT**

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**PROJECT NAME**

The Village of Hastings

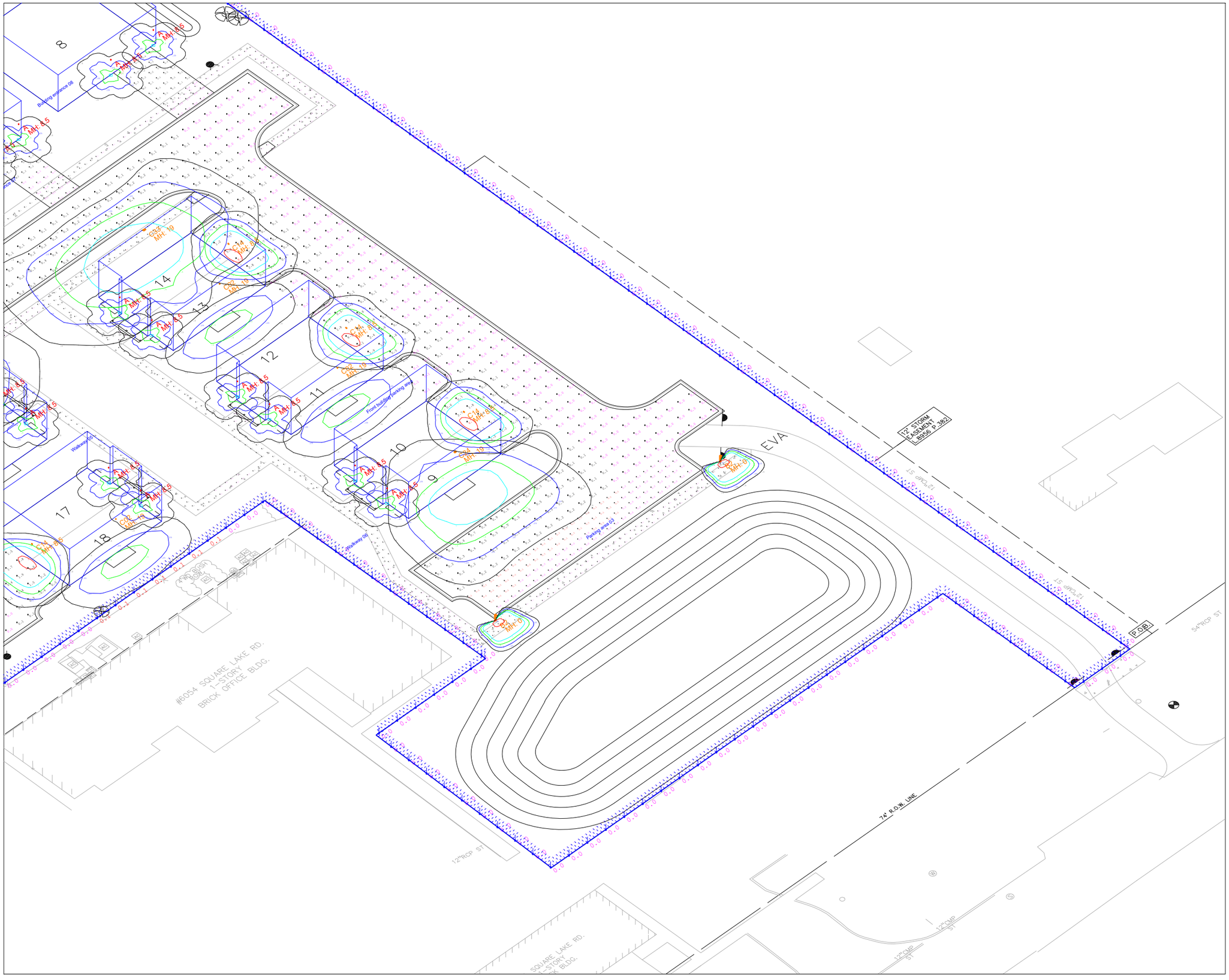
**DRAWING TITLE**

Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**




Scale: 1 inch= 36 Ft.

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|---|---|---|
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| 3 | 2024/01/05 | - |
| 2 | 2023/01/03 | - |
| 1 | 2023/12/28 | - |
| - | 2023/11/17 | Design Development |

**ARCHITECT**

**CLIENT**

-

**PROJECT NAME**

The Village of Hastings

**DRAWING TITLE**

Calculation result

| SCALE | REVISION |
|---|---|
| AS SHOWN @ A3 | 4 |

| PROJECT NO. | DATE |
|---|---|
| LMUS_23110127 | 2025-05-08 |

**DESIGN DEVELOPMENT**

500 West Big Beaver
Troy, MI 48084
troymi.gov

# BOARD & COMMITTEE MINUTES COVER SHEET

**O.1.a.**

**Board and Committee Minutes:**

O.1.a. Joint Local Development Finance Authority Troy Subcommittee Regular Meeting Minutes-Final- April 21, 2025

ATTACHMENT(S): 04.21.25 LDFA Final Subcommittee Minutes 1

# Final Minutes
## Joint Local Development Finance Authority Troy Subcommittee
## Regular Meeting of April 21, 2025

The meeting, held at Troy City Council Boardroom, was called to order at 3:31 p.m. by Vice Chair James Schmitz.

Members Present: Ethan Baker (Alternate)
Ellen Hodorek (Alternate)
James Schmitz
Anthony Rosenblum
Fabrice Smieliauskas

Members Absent: Sandra Bachert

Also Present: Renee Hazen, Troy City Treasurer
Lori Grigg Bluhm, City Attorney
Mark Adams, Troy Economic Development Manager
Kelly Timm, City Assessor

**ELECTION OF OFFICERS** (Chair, Vice Chair, Secretary/Treasurer)

Resolution #LDFA Subcommittee 2025-04-1
Moved by Fabrice Smieliauskas
Second by Anthony Rosenblum

RESOLVED, that Sandra Bachert be elected as Chair; James Schmitz be elected as Vice Chair; and Mark Adams be elected as Secretary/ Treasurer

Yeas: 4
Nays: 0

**APPROVAL OF MINUTES**

Resolution # LDFA Subcommittee 2025-04-02
Moved by Anthony Rosenblum
Seconded by Fabrice Smieliauskas

RESOLVED, that the LDFA Subcommittee approve the minutes of the October 21, 2024 meeting.

Yeas: 4
Nays: 0

## OLD BUSINESS

The County indicated that there is no funding for an Automation Alley fast charging station. The County has submitted several proposals to the federal government for energy savings grants and has had a top score but was denied because of insufficient federal funding. The federal government had $3.2 billion requested for this funding but only $600 million available. The County has a sustainability team that applies for these grants.

## NEW BUSINESS

**A.** 2025/2026 - Budget- Mark Adams, Economic Development Manager

Resolution # LDFA Subcommittee 2025-04-03
Moved by James Schmitz
Seconded by Ellen Hodorek

RESOLVED, that the LDFA recommends the presented 2025/2026 budget be brought in front of Troy City Council for approval.

Yeas: 4
Nays: 0

**B.** Automation Alley (AA) Update

Mark Adams, gave an overview of A2 and mentioned Project Diamond is funded for 2025 and 18 new firms were added to the Program. A2 is also participating with the City of Troy and Oakland County touring Metro Detroit with European firms attending an International Mobility Conference taking place in Pontiac. Automation Alley continues to assist firms with Global Trade and Cybersecurity.

## BOARD MEMBER COMMENT

Fabrice asked about the business sector differences between Auburn Hills and Troy. Mark Adams stated that Troy attracts more technology-based firms that can utilize our office structure and Auburn Hills attracts more light industrial firms based on the availability of land/buildings.

**PUBLIC COMMENT**

None.

Meeting was adjourned at 4:07 p.m.

**The next scheduled meeting is October 20, 2025 at 3:30PM**

Sandra Bachert 11/5/2025

**Chair:** **Date**
Sandra Bachert

Mark Adams 11-5-2025

**Secretary:** **Date**
Mark Adams

500 West Big Beaver
Troy, MI 48084
troymi.gov

# BOARD & COMMITTEE MINUTES COVER SHEET

**O.1.b.**

**Board and Committee Minutes:**

O.1.b. Civil Service Commission (Act 78)-Final - August 25, 2025

ATTACHMENT(S): 20250825 Civil Service Commission (Act 78)-Final

A Meeting of the Civil Service Commission (Act 78) was held Monday, August 25, 2025 at Troy City Hall, 500 W. Big Beaver Road in the Lower Level Conference Room. Chairman/President McGinnis called the meeting to order at 3:33 PM.

**A. ROLL CALL:** Chairman/President Donald E. McGinnis, Jr.
Commissioner David Cannon
Commissioner John Steele

**B. APPROVAL OF MINUTES:**

**1. Approval of Minutes of Tuesday, July 1, 2025**

Resolution #CSC-2025-08-012
Moved by Cannon
Seconded by Steele

RESOLVED, That the Troy Civil Service Commission (Act 78) hereby **APPROVES** the Minutes of the Tuesday, July 1, 2025, meeting as presented.

Yes: All-3
No: None

**MOTION CARRIED**

**C. PETITIONS AND COMMUNICATIONS:** None

**D. REPORTS:** None

**E. OLD BUSINESS:** None

**F. NEW BUSINESS:**

**1. Approval of Job Qualifications, Posting and Test Battery for Recruitment of Police Captain**

Resolution #CSC-2025-08-013
Moved by Cannon
Seconded by Steele

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the job qualifications, the posting and the test battery for the recruitment of Police Captain as presented.

Yes: All-3
No: None

**MOTION CARRIED**

2. **Approval of Job Qualifications, Posting and Test Battery for Recruitment of Police Lieutenant**

Resolution #CSC-2025-08-014
Moved by Cannon
Seconded by Steele

RESOLVED, That the Civil Service Commission (Act 78) hereby **APPROVES** the job qualifications, the posting and the test battery for the recruitment of Police Lieutenant as presented.

Yes: All-3
No: None

**MOTION CARRIED**

## G. PUBLIC COMMENT:

## H. ADJOURNMENT:

The Civil Service Commission (Act 78) meeting **ADJOURNED** at 3:35 PM.

Donald E. McGinnis, Jr., Chairman

M. Aileen Dickson, City Clerk

500 West Big Beaver
Troy, MI 48084
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# BOARD & COMMITTEE MINUTES COVER SHEET

**O.1.c.**

**Board and Committee Minutes:**

O.1.c. Election Commission-Final - September 5, 2025

ATTACHMENT(S): 20250905 Election Commission-Final

A meeting of the Troy Election Commission was held September 5, 2025, at City Hall, 500 W. Big Beaver Road. City Clerk Dickson called the Meeting to order at 10:06 AM.

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**Roll Call:**

PRESENT: Steve Sadlier, M. Aileen Dickson, Ray Watts

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**Approval of Minutes: April 7, 2025**

Resolution # EC-2025-09-003
Motion by Sadlier
Seconded by Watts

RESOLVED, That the Meeting Minutes from the April 7, 2025 Election Commission Meeting are **APPROVED** as submitted:

Yes: All-3
No: None

**MOTION CARRIED**

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**Approval of Consolidation of Precincts**

Resolution # EC-2025-09-004
Motion by Watts
Seconded by Sadlier

RESOLVED, That the Election Commission of the City of Troy hereby **AUTHORIZES** that applicable precincts servicing qualified electors in the City of Troy be **CONSOLIDATED** for the November 4, 2025 City General Election in accordance with MCL 168.659.

Yes: All-3
No: None

**MOTION CARRIED**

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**Authorization to Conduct Testing for the November 4, 2025 City General Election**

Resolution # EC-2025-09-005
Motion by Sadlier
Seconded by Watts

RESOLVED, That the Election Commission hereby **AUTHORIZES** the City Clerk to conduct preliminary and public tests of the programming, equipment and ballots on behalf of the Election Commission for the November 4, 2025 City General Election.

Yes: All-3
No: None

**MOTION CARRIED**

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**Public Comment: None**

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**Adjournment:**

The meeting was **ADJOURNED** at 10:13 AM.

M. Aileen Dickson, MMC, MiPMC3
City Clerk

500 West Big Beaver
Troy, MI 48084
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# BOARD & COMMITTEE MINUTES COVER SHEET

**O.1.d.**

**Board and Committee Minutes:**

O.1.d. Building Code Board of Appeals Meeting Minutes-October 1, 2025

ATTACHMENT(S): 2025 10 01 FINAL

Chair Abitheira called the Regular meeting of the Building Code Board of Appeals to order at 3:03pm on October 1, 2025 in the Council Chamber of Troy City Hall.

1. ROLL CALL

Present:
Gary Abitheira
Teresa Brooks
Sande Frisen
Chris Wilson

Absent:
Matthew Dziurman

Also Present:
Dominic Abate, Residential Plans Examiner/Building Inspector
Paul Evans, Zoning & Compliance Specialist
Jackie Ferencz, Planning Department staff

2. APPROVAL OF MINUTES – September 3, 2025

Moved by: Brooks
Support by: Abitheira

***RESOLVED***, To approve the minutes of September 3, 2025 Regular meeting as submitted.

Yes: All Present (4)
Absent: Dziurman

**MOTION CARRIED**

3. HEARING OF CASES

A. **VARIANCE REQUEST, 1611-1613 Livernois, Chris Corradi for Aver Signs** – Petitioner requests a variance to install a 50 square foot ground sign, on private property, within the planned Livernois Road right of way. Table 85.02.05 requires the sign be placed outside the planned Livernois Road right of way. The City of Troy Master Plan Thoroughfare Plan calls for 120 feet wide Livernois Road planned right of way. This means the future ½ right of way on the subject property's side would begin at the recorded Livernois Road centerline and extending 60 feet west. The survey filed with the application indicates the proposed sign will be 45 feet west of the Livernois Road centerline. This represents a 15 feet variance request. In order to grant a variance, the Board must find that all five appeals criteria of Chapter 85 Signs, Section 85.01.08, B, 1, are met.

CHAPTER 85 Signs, Table 85.02.05, NN Zoning District

Mr. Evans read the variance request narrative.

Petitioner Mr. Corradi of Aver Signs and Kenny Koza, property owner, spoke on variance request.

PUBLIC HEARING OPENED
There was no one present who wished to speak

PUBLIC HEARING CLOSED

Discussion among Board members on variance request.

Chair Abitheira discussed with Petitioner, one Board member is absent. The Petitioner may ask for a postponement.

Petitioner declined postponement.

Moved by: Abitheira
Support by: Brooks

**RESOLVED**, to **grant** the Sign Ordinance Variance Request for Chris Corradi of Aver Signs, for 1611-1613 Livernois for the following reasons:

The applicant has demonstrated all the following:

a. Exceptional characteristics of the property for which the variance is sought make compliance with the requirements of this Chapter substantially more difficult than would be the case for the great majority of properties in the same zoning district. The property is of nature a shallow depth.
b. The characteristics which make compliance with the requirements of this Chapter difficult are related to the premises for which the variance is sought, not some other location. It's based on this location only.
c. The characteristics which make compliance with the requirements of this Chapter difficult are not of a personal nature: it's the best location for the sign.
d. The characteristics which make compliance with the requirements of this Chapter difficult were not created by the owner of the premises, a previous owner, or the applicant: this should have been brought up in the Site Plan Approval.
e. The proposed variance will not be harmful or alter the essential character of the area in which the property is located, will not impair an adequate supply of light and air to adjacent property, or unreasonably increase congestion in public streets, or increase the danger of fire or endanger public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the City. This request falls in line of where it should be.

Vote on the Motion on the floor:

Yes: Abitheira, Brooks
No: Frisen, Wilson
Absent: Dziurman

**MOTION FAILED**

B. **VARIANCE REQUEST, 5027 Shady Creek, Ashley Narayanan** – This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Shady Creek and E. Long Lake. The property is located within the R-1B zoning district which requires a front yard setback of 40 feet, along both Shady Creek and E. Long Lake, where the zoning ordinance limits fence height in the front yard to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of a 6 feet high, vinyl, privacy fence. The fence is proposed to run 72 feet along E. Long Lake, outside of the 15 feet greenbelt easement, and return 31.5 feet to the south face of the house for a total variance length of 6 feet high vinyl privacy fence of 103.5 feet in the E. Long Lake designated front yard. Of the total 173.8 feet of fence requested, 70.3 feet of the fence complies with zoning regulations and does not require a variance.

CHAPTER 83 FENCE CODE

Mr. Abate read the variance request narrative.

Petitioner, Ashley Narayanan, discussed the fence variance request is for the safety of her family and pets.

There was discussion by the Board relating to:
- Type of product
- Placement of fence
- Side home entrance

Chair Abitheira explained to petitioner, the Board has one member absent. The petitioner may postpone if they choose.

Petitioner declined postponing.

PUBLIC HEARING OPENED
There was no one present who wished to speak

PUBLIC HEARING CLOSED

Moved by: Frisen
Support by: Abitheira

***RESOLVED***, To **grant** the variance, as requested, for 5027 Shady Creek for the following reasons :

1. The variance would not be contrary to the public interest or general purpose.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed fence.
3. The petitioner has provided a practical difficulty resulting from the unusual characteristics being that it is on a busy mile road.

Yes: All Present (4)
Absent: Dziurman

**MOTION CARRIED**

C. **VARIANCE REQUEST, 3800 Nash, Kimberly Lappin**– This property consists of a corner lot. According to the City of Troy Zoning Ordinance, it qualifies as a corner lot with front lot lines along both Nash and Jason. The property is located within the R-1C zoning district which requires a front yard setback of 30 feet, along both Nash and Jason, where the zoning ordinance limits fence height in the front yard to 30 inches (2.5 feet). The petitioner is seeking a fence height variance for the installation of 6 feet high, wood and metal, privacy fence. The fence is proposed to run 66 feet along Jason and return 28 feet to the north face of the house for a total variance length of 6 feet high wood and metal privacy fence of 94 feet in the Jason designated front yard.

CHAPTER 83 FENCE CODE

Mr. Abate read the variance request narrative.

Petitioner Kimberly Lappin discussed the fence variance request as submitted.

There was discussion on:
- Information and pictures submitted with the request.
- History of previous fence.
- Updates to fence while leaving posts from previous fence.
- Code Enforcement relating to installation without a permit.

PUBLIC HEARING OPENED
Mr. Perzanowski of 3827 Nash, spoke in support of the petitioner's updates to fence.
One public comment letter in favor of the petitioner's request.

PUBLIC HEARING CLOSED

Board members discussed the case.

Motion on the floor.

Moved by: Brooks
Support by: Frisen

***RESOLVED***, To **grant** the variance, as requested, for 3800 Nash for the following reasons:

1. The variance would not be contrary to the public interest or general purpose.
2. The variance does not adversely affect properties in the immediate vicinity of the proposed fence.
3. The petitioner has provided a practical difficulty resulting from the unusual characteristics being that this was an existing fence that was re-faced.

Yes: All Present (4)
Absent: Dziurman

**MOTION CARRIED**

4. COMMUNICATIONS

5. PUBLIC COMMENT

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

The Regular meeting of the Building Code Board of Appeals adjourned at 4:44pm

Respectfully submitted,

Gary Abitheira, Chair

Jackie Ferencz, Planning Department Staff

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500 West Big Beaver
Troy, MI 48084
troymi.gov

# CITY COUNCIL AGENDA ITEM

**O.2.a.**

**Date:** November 14, 2025

**To:** Honorable Mayor and Troy City Council Members

**From:** Frank Nastasi, City Manager
Lori Grigg Bluhm, City Attorney

**Subject:** Chapter 14A Elected and Appointed Officials Ethics Ordinance for City Council Review

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Chapter 14-A, the Elected and Appointed Persons' Ethics Ordinance, requires that the members of the Troy City Council annually review the Ordinance at the first regular meeting in November (Section 14.3 (D)). According to this provision, City Council "may evaluate past operations and consider recommendations and make any necessary revisions."

November 17, 2025 is the City Council organizational meeting in November, which is modified by State law election changes. The Ordinance is attached and included as a report in the Agenda packet, allowing for City Council's review.

Under Section 14.3 (B), all elected officials are also required to sign a statement, affirming that they have read and understood the Ordinance and agree to be bound by its provisions. This written attestation must occur prior to the start of the first official meeting after the conclusion of the election, which is after the certification of the election winners by the Oakland County Board of Canvassers.

City Administration will have an attestation form prepared for all elected City Council members to sign in compliance with this provision. City Council may also desire a future review of Chapter 14A- Elected and Appointed Persons' Ethics Ordinance. City Administration is happy to accommodate the consensus of the Troy City Council.

**14.1** **Purpose**. This Code of Ethics is adopted to allow all public officials to construe and implement ethical standards and guidelines, and require elected and appointed official's conduct be above reproach. Troy's elected and appointed officials shall carefully and conscientiously avoid any conduct that undermines public confidence, guided by the following principles:

- *Public interest.* City officials are delegated power from the public and are obliged to exercise that power as trustees of the public. The power and resources of government service therefore shall be used only to advance the public interest.
- *Objective judgment.* Loyalty to the public interest requires that all matters shall be decided with independent, objective judgment, free from avoidable conflicts of interest, improper influences, and competing loyalties.
- *Accountability.* Government affairs shall be conducted in an open, efficient, fair and honorable manner, which enables citizens to make informed judgments and to hold officials accountable.
- *Democratic leadership.* All City officials shall honor and respect the principles of representative democracy and will scrupulously observe the spirit as well as the letter of the law.
- *Respectfulness.* All City officials shall safeguard public confidence by being honest, fair and respectful of all persons and property with whom they have contact, by maintaining nonpartisanship in all official acts, and by avoiding conduct which may tend to undermine respect for City officials and employees and for the City as an institution.

**14.2** **Definitions**. The following words and phrases shall have the following meaning:

*City official* is a person elected, appointed or otherwise serving in any capacity involving the exercise of a public power, trust or duty.

*Compensation* is any money, property, thing of value or benefit received by any person in return for services rendered.

*Confidential Information* is information obtained by a Public Official or Employee by reason of his or her position that is not available to members of the public pursuant to the Michigan Freedom of Information Act or other applicable laws, regulations, or procedures.

*Conflict of interest* is either a personal interest or a duty or loyalty to a third party that competes with or is adverse to a City official's duty to the public interest in the exercise of official duties or official actions.

*Entity* means any agents, agency, contractors, vendors, or entities operated for economic gain, whether professional , industrial, or commercial, and whether established to produce or deal with a product or service, including but not limited to entities operated in the form of a corporation, limited liability company, partnership, sole proprietorship, firm, enterprise, franchise, association, organization, self-employed individual, holding company, joint stock company, receivership, trust, activity or other entities which is organized for profit.

*Gift* means any gratuity, discount, entertainment, hospitality, loan, forbearance, or other tangible or intangible item having monetary value including, but not limited to, cash, food and drink, travel, lodging, and honoraria for speaking engagements related to or attributable to government employment or an official position of an official. Gift does not include small tokens of a nominal value, or any reportable campaign contributions pursuant to State law.

*Governmental decision* means a determination, action, vote, or disposition upon a motion, proposal, recommendation, resolution, ordinance, or measure on which a vote by the members of a legislative or governing body, including a board, commission, committee, subcommittee, authority, or council, which is empowered to exercise authority or perform an official action, or formulate or effectuate public policy.

*Immediate Family Member* shall mean Public Official's spouse, significant other, parent, parent -in- law, step- parent, sibling, child, step -child, grandchild, step-grandchild or grandparent or any relative sharing the same household.

*Official* means a person who holds office, by election or appointment within the City, regardless of whether they are compensated for service in an official capacity, including individuals appointed to a City board or commission. It does not include City employees for the purposes of this Ordinance.

*Official duties* or *official actions* are failures to act or decisions, recommendations, approvals, disapprovals or other actions which involve the use of discretionary authority.

*Pecuniary Interest* means the opportunity, directly or indirectly, to profit or share in any profit derived from a transaction.

*Prohibited source* means any person or entity who:

Is seeking official action by an official;

Does business or seeks to do business with the official;

Conducts activities regulated by the official or by a City employee, or another employee directing that employee; or

Has interests that may be substantially affected by the performance or nonperformance of the official duties of the official.

*Publicly Disclose* shall mean to disclose in such a manner as to ensure all involved in considering the decision, action or contract are aware of the conflict of interest or other situation requiring disclosure and the nature of same.

*Relative* means any relationship established by blood, marriage, or legal action.

*Unethical Conduct* means a violation of any prohibited conduct as described in this Ordinance or under State law.

**14.3 <u>Annual Training and Acknowledgement</u>.**

A. This Ethics Ordinance is intended to be self-enforcing and therefore becomes most effective when everyone is thoroughly familiar with and embraces its provisions. For this reason, ethical standards shall be included in the regular orientation for newly elected and appointed officials.

B. Prior to attending the first official meeting after election or appointment, City officials shall sign a statement affirming they have read and understood this Ethics Ordinance and agree to be bound by its provisions.

C. City officials shall participate in annual ethics training provided by City Administration or a qualified outside contractor.

D. This Ordinance shall be annually reviewed by the Troy City Council at the first regular meeting in November. At that time, Council may evaluate past operations and consider recommendations and make any necessary revisions.

**14.4 Principal Ethical Responsibilities.**

A. City Officials are bound to uphold the Constitution of the United States and the Constitution of the State and to carry out impartially and comply with the laws of the United States, State of Michigan, and the City.

B. City officials shall communicate only truthful and complete information. Public officials shall not knowingly make false or misleading statements or use false or misleading information as a basis to support a decision.

C. City officials shall conduct themselves with respect and civility, and as role models for residents, business people and other stakeholders. City officials shall support the maintenance of a positive and constructive workplace environment for City employees, citizens and businesses dealing with the City.

D. City officials agree to conduct public deliberations and processes openly, unless such deliberations are lawfully closed to the public. City officials also agree to become informed concerning the issues to be considered at each meeting.

E. City officials shall exercise the public trust for the common good, and not for personal gain. City officials shall be guided by the principle that all official decisions and all official actions are intended to improve the quality of life in the community.

F. Because of the value of independent advice of boards, commissions and committees to the public decision-making process, members of the Troy City Council shall refrain from using their official positions to unduly influence the deliberations, outcomes or recommendations of any other City board, commission or committee proceedings. To that end, City Council members shall not attend any board or committee meeting where the board or committee members are appointed or approved by the Troy City Council. However, this does not prevent a City Council member who is duly appointed to a board or committee from attending and participating at those board or committee

meetings.

G. When a City Council member represents the City on a regional or multijurisdictional board or commission and is confronted with an issue that pits or could pit the City's interests against the greater interests of the broader board or commission, the City Council representative shall make significant efforts to obtain direction and guidance from Troy City Council in advance of any required vote, in accordance with the Open Meetings Act provisions.

H. In their official, professional and personal lives, City officials shall observe proper decorum, and not engage in offensive behavior or take any action that results in an appearance of impropriety. City officials should avoid the use of derogatory or denigrating language. While recognizing First Amendment rights, all City officials should refrain from abusive conduct and personal charges or verbal attacks upon the character or motives of other City officials, residents, employees, contractors, and officials from other governmental entities.

I. City officials shall support official Council or Board or Committee actions, resolutions, decisions, policies or positions. This does not preclude City officials from presenting individual opinions and positions in certain situations, as long as City officials explicitly state that they do not represent the Council, Board or Committee or the City as a whole.

J. City officials must not exceed their authority or breach the law or ask others to do so.

K. City officials shall safeguard public confidence by being honest, fair and respectful of all persons and property with whom they have contact, by maintaining nonpartisanship in all official acts, and by avoiding official conduct which may tend to undermine respect for Public Officials and Employees and for the City as an institution.

(Adopted 11-21-2022; Effective 12-08-2022)

L. City officials shall work with other City officials to establish effective policies.

M. City officials shall delegate the authority for the running of the City to the City's Administrative staff.

N. City officials should encourage free expression of opinion by all other City officials.

O. City officials should render decisions in a fair and impartial manner, based on the available facts and independent judgment, rather than succumbing to the influence of individual or special interest groups.

P. City officials should make every effort to attend all meetings.

Q. City officials should use the same care and caution when using electronic media as would be exercised when speaking face to face or through written

memorandum or other communication.

## 14.5 Gifts

A. City officials shall not intentionally solicit or accept any gift or loan of money, goods, services or other things of value from any prohibited source or which is otherwise prohibited by law or ordinance. The following are not prohibited by law or ordinance:

1. Any contribution that is lawfully made under the Campaign Finance Laws of the State of Michigan.
2. Opportunities, benefits, and services that are extended to all participants in an event or activity that is open to the public.
3. Acceptance of promotional or logo material with a nominal value not exceeding $25.00.
4. Anything for which the public official pays the fair market value.
5. A gift from an immediate family member or significant other.
6. Perishable or consumable gifts with a nominal value not exceeding $25.00.
7. Anything provided by an individual on the basis of a personal friendship unless the recipient has reason to believe that, under the circumstances, the gift was provided because of the official position of the recipient and not because of the personal friendship. In determining whether a gift is provided on the basis of personal friendship, the recipient shall consider the circumstances under which the gift was offered, such as: (i) the history of the relationship between the individual giving the gift and the recipient of the gift, including any previous exchange of gifts between those individuals; (ii) whether to the actual knowledge of the recipient the individual who gave the gift personally paid for the gift or sought a tax deduction or business reimbursement for the gift; and (iii) whether the individual who gave the gift also at the same time gave the same or similar gifts to other public officials.
8. Food, refreshments, lodging, transportation, and other benefits resulting from a City official's attendance at a relevant educational or training conference, such as a Michigan Municipal League conference, unless the recipient has reason to believe that, under the circumstances, the gift was provided because of the unique official position of the recipient and not extended to other similarly situated officials.
9. Admission to a charitable or non-profit event or fundraiser when the City official is attending as a representative of the City or for which other public officials of other local governments have similarly been provided complimentary admission due to their status as governmental officials.
10. Admission to events honoring another public official or governmental official when the City Official is attending as a representative of the City or for which other public servants or officials of other local governments have similarly been provided complimentary admission due to their status as governmental officials.
11. Intra-governmental and inter-governmental gifts. An intra-governmental

gift means any gift given to a City official from another official or employee, and an inter-governmental gift means any gift given to an official by an official or employee of another governmental entity.

B. A City official does not violate this section if they explain the City's policy against the acceptance of gifts and promptly take reasonable action to return a gift from a prohibited source or donate said gift to a non-profit organization.

**14.6 Disclosure of Confidential Information.**

A City official who acquires information in the course of his or her official duties, which by law or policy is confidential, shall not prematurely divulge that information to an unauthorized person, nor use the information to further the private interest of the City official or any third party.

(Adopted 11-21-2022; Effective 12-08-2022)

**14.7 Public resources.**

A public official shall use personnel resources, property, and funds under their care and control judiciously and solely in accordance with prescribed constitutional, statutory, and regulatory procedures and not for personal or political gain.

**14.8 Personal Profit.**

A. No City official shall intentionally take or refrain from taking any official action, or induce or attempt to induce any other City official from taking any official action on any matter before the City which would result in a financial benefit for the City official, an immediate family member, an outside employer, any business in which the City official or an immediate family member has a financial interest, or any business with which the City official or immediate family member is negotiating or seeking prospective employment or other business or other professional relationship.

B. No City Official shall use or attempt to use his or her official position to secure or request any special consideration, privilege, exemption, advantage, contract or preferential treatment for himself, herself, or others, beyond that which is available to every other citizen.

C. No City Official shall acquire any financial benefit in or accept any employment concerning any project which has been granted approval by the City within one year of the Public Official' s participation in any manner in considering or recommending the approval or disapproval of said project.

(Adopted 11-21-2022; Effective 12-08-2022)

**14.9 Incompatibility of Office and Conflicts of Interest**

A. A City official shall not engage in or accept employment or render services for a private or public interest when that employment or service is incompatible or in

conflict with the discharge of the official's duties or when that employment may tend to impair his or her independence of judgment or action in the performance of official duties.

B. The simultaneous holding of more than one public position under certain circumstances is contrary to the requirements of the Incompatible Public Offices Act, MCL 15.181 et seq. However, the simultaneous holding of certain public positions is permitted where specifically authorized by the Michigan Constitution of 1963 or state statute.

C. There is a rebuttable presumption that there is no prohibited conflict of interest when a City official is a member or serves on a board, without compensation, which is substantially affiliated with or controlled by the City or 501C(3) not-for-profit organization. However, the City official shall make a disclosure of his or her affiliation prior to any action on the matter.

D. City officials should err on the side of disclosure when there is a potential or perceived conflict of interest. Where there is any question about a potential conflict of interest, even though it may not be an actual conflict, City officials should discuss the particular situation with the City Manager, City Attorney, City Clerk and/or City staff liaison to the board or committee (City Administration) in advance of any meeting concerning the matter. If after such discussion, City Administration recommends disclosure, considering the interests of the City and those of the individual involved, the City official would then be responsible to publicly disclose the potential conflict or situation to the entire Council, board or committee before any presentation or discussion on the matter. This process allows for the Council, board or committee to take affirmative action to recuse the public official from further participation upon the determination when it determines that there is a conflict of interest.

## 14.10 Annual Disclosure Statements

A. The Mayor and all members of the Troy City Council, and all candidates for these elected positions; as well as all members of the Troy Planning Commission and all applicants; all members of the Board of Zoning Appeals and all applicants; and all members of the Troy Liquor Committee and all applicants are required to timely file an Annual Disclosure Statement with the Troy City Clerk. The mandated Annual Disclosure Statement shall provide the information required Section 6.4 and 6.12 of the Troy Charter.

B. Any candidate for the elected offices of Mayor or City Council who fails to file the required full disclosure statement prior to the deadline for completing all other acts necessary to have his or her name placed on the ballot shall be ineligible to have his or her name placed upon said ballot.

C. Any applicant being considered for appointment to the Troy Planning Commission or the Board of Zoning Appeals or the Liquor Control Committee who fails to file a full disclosure statement prior to his or her official appointment shall be ineligible to serve on the board or committee.

D. Any elected or appointed City official that fails to timely submit the required full disclosure statement shall be subject to removal from office for misconduct. In such a case, the City Clerk shall send an official notice to the City official, giving them at least ten days to comply, and setting a date for a removal hearing at a regular Troy City Council meeting. If the City official fails to timely file the required full disclosure statement by the scheduled deadline, then the Troy City Council shall hold a hearing in order to provide the City official with an opportunity to present proof of compliance prior to being removed from office. There is a presumption of misconduct in office if the City Clerk states under oath that he or she has not timely received the required full disclosure statement from the City official. The City official will have the opportunity to rebut this presumption, and present all material factual evidence and testimony and/or cross examine witnesses. The City official can be represented by legal counsel at the hearing. If the City official failing to timely file the required full disclosure statement is a City Council member, they shall not participate in any decision. At the close of the hearing, a simple majority of the participating City Council members shall determine if removal from office is appropriate (exclusive of any member whose removal is being considered).

E. A City official shall not participate, in the course of official duties, in any transaction which subsequently would be required to be disclosed in an annual disclosure statement or which would constitute a conflict of interest without disclosing the interest in the transaction prior to participating in the transaction.

## 14.11 Personal and financial interests

A City official shall not participate in the negotiation or execution of contracts, making of loans, granting of subsidies, fixing of rates, issuance of permits or certificates, or other regulation or supervision relating to any entity in which the City official has a financial interest, personal interest, or a *fiduciary duty*. For the purposes of this section *fiduciary duty* means the responsibility to act on behalf of a beneficiary as a director or executive board member of a corporation, for profit or otherwise.

## 14.12 Political Activities

A. A City official or candidate for City Council shall not solicit contributions or endorsements from City appointees, employees, contractors or volunteers during the course of their official duty. This provision is not intended to interfere with an individual or group's right to endorse or contribute on their own, or to prohibit soliciting contributions or endorsements outside of the course of an official duty.

B. City resources shall not be used for political benefit in accordance with the restrictions of the Michigan Campaign Finance Act, MCL 169.257 et. seq.. This does not prevent a City official or candidate's use of City property or facilities that are available to the general public on an equal basis, as long as due consideration is paid. A knowing violation of Section 57 of the Campaign Finance Act is a misdemeanor offense according to MCL 169.257(4).

C. Any candidate or committee, as defined in the Michigan Campaign Finance Act,

MCL 169.257 et. seq., Act 388, Public Acts of Michigan, 1976, as amended, who receives contributions or makes expenditures for the purpose of influencing or attempting to influence the action of electors of the City in City elections shall timely file the statements or reports required to be filed in accordance with the Michigan Campaign Finance Act. Any candidate may file a duplicate copy of any such statement or report with the Troy City Clerk to supplement the information required by the annual disclosure statement.

## 14.13 Anti-Nepotism

No City official shall cause the employment or any favorable employment action of an immediate family member. No City official shall participate in any employment decision about that family member. This section shall not prevent a City official from preparing or approving a budget which includes compensation for an immediate family member, so long as that immediate family member receives the same treatment as others in his/her classification.

## 14.14 Retaliation

A. A Public Official or Employee who reports or is about to report a violation of this Ordinance or who requests an advisory opinion shall not be retaliated against in any manner for such action or participation. Additional protections for City officials and employees who act as Whistleblowers are found in the State Ethics Act MCL 15.341 et. seq., and the Whistleblowers' Protection Act, 1980 PA 469, MCL 15.361 et. seq..

B. Any person who reports an alleged violation or files a complaint alleging a violation of this Ordinance, knowing that material information provided therein is not true or provides information in reckless disregard for the truth may be required to reimburse reasonable costs incurred by the City in investigating or responding to the allegations.

## 14.15 Violations

A. Any person who believes that a City official has engaged in unethical conduct, in violation of this Ordinance or State law, can submit a written complaint to the Troy City Clerk, Troy City Manager, or Troy City Attorney.

B. Within five days of receipt, the Troy City Clerk, Troy City Manager or Troy City Attorney will review the complaint and verify that there is procedural compliance with this Ordinance and jurisdiction over the matter and the individual identified in the Complaint, and if so, will forward a written notification of the suspected violation to the City official who allegedly violated the Ordinance and/or the proper investigating authority. This notification shall offer an opportunity to submit a written response to the allegations contained in the Complaint, and provide a deadline for any such response.

C. When any person has a question or a complaint as to the applicability of any provision of this Ordinance to a particular situation, that question or complaint

can also be submitted in writing to the Troy City Clerk, Troy City Manager, or Troy City Attorney.

D. After the response deadline, the Troy City Clerk, Troy City Manager, or Troy City Attorney shall provide any complaint of a violation of this Ordinance or any request for an advisory opinion to the Troy City Council, in addition to all documentation submitted, including but not limited to any response.

E. The Troy City Council, upon receipt or a request for an advisory opinion or a complaint that a City official engaged in unethical conduct, has the responsibility for determining the sufficiency of the complaint. To that end, the Troy City Council has all the following powers:

a. Refer the matter to an appropriate law enforcement agency or other authority authorized to act. If such action is taken, then the Troy City Council shall stay any further proceedings until there is a final adjudication.
b. Authorize the retention of an outside attorney to investigate the matter and make a recommendation to the Troy City Council.
c. Hold a public due process hearing where the City official will have the opportunity to refute the charges of unethical conduct. Any such hearing shall be held as quickly as possible, but not less than fourteen days after written notification of the due process hearing date. The alleged offending City official will have the ability to be represented by legal counsel at any such due process hearing.
d. Request assistance or opinion from Troy City Administration.
e. Issue an advisory opinion, either with or without identifying the named City official.
f. Provide guidance to the named City official.
g. Propose and monitor an ongoing program of education of City officials regarding ethical issues and concerns.
h. Declare no action is required.
i. Issue a written reprimand to the named City official.
j. Issue a formal censure to the named City official.
k. Pursue removal proceedings against the named City official. If it becomes necessary to seek the removal of a City official, the City Council shall follow the requirements for removal in accordance with the laws of the State of Michigan.
l. Impose any other authorized sanction on the offending City official.

F. In addition to any action by the Troy City Council, a violation of this Ethics ordinance or a violation of State law may also be prosecuted by the appropriate law enforcement agency. Any violation of this Ordinance is a misdemeanor, punishable by imprisonment of up to 90 days and/or a fine of $500, in the discretion of the Court.

(Rev. 10-25-2021; Eff. 11-04-2021)

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

**O.3.a.**

**Agenda Item**:

O.3.a. Letter of Appreciation from Springfield Charter Township to Mayor Ethan Baker and the City of Troy

ATTACHMENT(S): 20251117 Letter of Appreciation from Springfield Township Fire Dept. to Mayor Ethan Baker and City of Troy

SPRINGFIELD
CHARTER TOWNSHIP



Dear Mayor Ethan Baker and The City of Troy,

On behalf of the Springfield Township Fire Department, Chief Covey and I want to extend our deepest gratitude for the incredible support you showed during one of the most difficult times in our department's history.

The loss of our brother, Lieutenant Jon Miner, was a tragedy that has left a lasting void in our ranks and in our hearts. Jon's dedication, leadership, and friendship will forever be remembered and missed. He always had an infectious smile and brought a positive energy that lifted the morale of everyone around him. During this heartbreaking loss, your departments stepped forward without hesitation, providing coverage, manpower, and unwavering support so that our team could take the necessary time to grieve, reflect, and begin to heal.

It was a profound comfort knowing that our community was in capable hands, cared for by those who understand the calling and sacrifice of this profession. Your willingness to stand shoulder to shoulder with us is a true testament to the brotherhood and sisterhood that bind the fire service together.

Times like these remind us that the strength of our fire service family extends far beyond township lines. We are united by a shared mission and a shared heart for service. We often hear many express how humble and grateful they are to serve alongside you.
Lieutenant Miner's legacy will continue to inspire each of us to serve with courage, compassion, and commitment to the communities we protect.

From all of us here in Springfield Township, thank you for standing with us.

With deepest respect and appreciation,

Ric Davis Springfield Township Supervisor

Chief Matt Covey Springfield Township Fire Department