



TROY CITY COUNCIL

Regular Meeting Agenda

January 26, 2026
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,

A handwritten signature in black ink, appearing to read "Frank Nastasi", written in a cursive style.

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 17th day of November, 2025.

A handwritten signature in blue ink, appearing to read "Ethan Baker", written above a horizontal line.

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Annalisa Bluhm", written above a horizontal line.

Council Member Annalisa Bluhm

A handwritten signature in blue ink, appearing to read "Theresa Brooks", written above a horizontal line.

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain", written above a horizontal line.

Council Member Rebecca Chamberlain

A handwritten signature in blue ink, appearing to read "Hiram Chanda", written above a horizontal line.

Mayor Pro Tem Hiram Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn", written above a horizontal line.

Council Member Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton", written above a horizontal line.

Council Member David Hamilton



CITY COUNCIL AGENDA

January 26, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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

INVOCATION: Pastor Matt Schuler from Faith Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

C.1. Troy Youth Assistance 2025 Annual Report (Presented by: Mike Caminidi, Troy Youth Assistance Caseworker)

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

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

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

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. Board and Committee Appointments: a) Mayoral Appointments - Board of Review, Global Troy Advisory Committee; b) City Council Appointments - None

I.2. Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Liquor Advisory Committee, Southeastern Michigan Council of Governments (SEMCOG), Traffic Committee

I.3. Request for Closed Session

I.4. Bid Waiver – Software Services – Daupler Response Management System (Introduced by Kurt Bovensiep, Public Works Director)

I.5. 2026 Poverty Exemption Guidelines (Introduced by: Kelly Timm, City Assessor)

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 - January 12, 2026

J.2.b. City Council Special Meeting Minutes-Draft - January 17, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing

J.4.b. Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – MML CapCon 2026

- J.4.c. **Standard Purchasing Resolution 10: Travel Authorization and Approval to Expend Funds for Troy City Council Member Travel – 2026 US Conference of Mayors Winter Leadership Meeting**
- J.5. **Traffic Signal Agreements – Troy Downtown Development Authority Big Beaver Enhancements**
- J.6. **Private Agreement – Contract for Installation of Municipal Improvements - De Etta Utility Extension — Project No. 25.902.3**
- J.7. **Private Agreement – Contract for Installation of Municipal Improvements - Northfield Enclave - Project No. 25.922.3**
- J.8. **2026 SMART Specialized Services Operating Assistance Program**
- K. **MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:**
 - K.1. **Announcement of Public Hearings: None Submitted**
 - K.2. **Memorandums (Items submitted to City Council that may require consideration at some future point in time): None Submitted**
- L. **PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- M. **CITY COUNCIL/CITY ADMINISTRATION RESPONSE/REPLY TO PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA FROM TROY RESIDENTS AND BUSINESSES:**
- N. **COUNCIL REFERRALS:**
 - N.1. **No Council Referrals Submitted**
- O. **REPORTS:**
 - O.1. **Minutes – Boards and Committees: None Submitted**
 - O.2. **Department Reports:**

- O.2.a. **Troy Historic Village Annual Report 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 Gas Customers of DTE Gas Company Case No. U-21889**

P. COUNCIL COMMENTS:

- P.1. **No Council Comments**

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

R. CLOSED SESSION

- R.1. **Closed Session**

S. ADJOURNMENT

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

February 9, 2026	Regular Meeting
February 23, 2026	Regular Meeting
March 2, 2026	Regular Meeting
March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting

July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting



CITY COUNCIL AGENDA

January 26, 2026 - 7:30 PM

City Council Chambers

500 W. Big Beaver Rd.

Troy, MI 48084

(248) 524-3316

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

INVOCATION: Pastor Matt Schuler from Faith Troy

PLEDGE OF ALLEGIANCE:

A. CALL TO ORDER:

B. ROLL CALL:

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

Suggested Resolution

Resolution #2026-01-

Moved by

Seconded by

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

Yes:

No:

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. Troy Youth Assistance 2025 Annual Report (Presented by: Mike Caminidi, Troy Youth Assistance Caseworker)

D. CARRYOVER ITEMS:

D.1. No Carryover Items

E. PUBLIC HEARINGS:

E.1. No Public Hearings

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

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

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

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

Prior to Public Comment, the Mayor may provide a verbal notification of the rules of decorum for City Council meetings or refer to the pre-printed agenda booklet, which will 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 - Board of Review, Global Troy Advisory Committee; b) City Council Appointments - None

a) Mayoral Appointments

Suggested Resolution

Resolution #2026-01-

Moved by

Seconded by

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

[Board of Review](#)

Appointed by Mayor

3 Regular Members

3-Year Term

Nominations to the Board of Review:

Term Expires: 1/31/2029	John Howard Adams
	Term currently held by: John Howard Adams

[Global Troy Advisory Committee](#)

Appointed by Mayor

12 Regular Members

3 Year Term

Nominations to the Global Troy Advisory Committee:

Term Expires: 7/31/2026	Lula Ljuljdjuraj	International Academy Student Rep.
	Term currently held by: Vacant	

Yes:

No:

b) **City Council Appointments: None**

I.2. **Board and Committee Nominations: a) Mayoral Nominations - Global Troy Advisory Committee; b) City Council Nominations - Employees Retirement System Board of Trustees/Retiree Healthcare Benefits Plan & Trust, Liquor Advisory Committee, Southeastern Michigan Council of Governments (SEMCOG), Traffic Committee**

a) **Mayoral Nominations:**

Suggested Resolution

Resolution #2026-01-

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	10/30/2028			
Fakhoury, Awni	9/28/2023	10/30/2027			
Lee, Seojin Sarah		7/31/2026	Troy High School Student Rep.		
Marshall, Everett		7/31/2026	Athens High School Student Rep.		
Mohideen, Syeda	9/28/2023	10/30/2027			
Natcheva, Daniela	11/8/2021	10/30/2028			
Sekhri, Suneel	11/5/2023	10/30/2027			
Ljuljdjuraj, Lula		7/31/2026	International Academy Student Rep		
Vacancy		10/30/2028	Carolina Noguez-Ortiz resigned 1/5/26	BRA exp 4/30/2026	

Vacancy		10/30/2028	MiVida Burrus resigned 5/22/2025		
Vacancy		10/30/2026	Michelle Haight resigned 11/3/2025		
Zhou, Yudong	12/7/2024	10/30/2028			

Nominations to the Global Troy Advisory Committee:

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

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Amato, Karen	11/19/2027		
Anam, Kavya	7/15/2027	Troy HS Student	Graduales 2028
Batool, Syeda	3/5/2026		
Comiskey, Ann	12/22/2026		
Devulapalli, Ramachandra	8/29/2026		
Dicker, Susanne Forbes	12/26/2026		
Suresh, Nidheesh	7/29/2027	International Academy Student	Graduates 2026
Swaminathan, Abi	7/8/2027		

Yes:

No:

b) City Council Nominations:

Suggested Resolution

Resolution #2026-01-

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:

Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust

Appointed by Council
7 Regular Members and 2 Ordinance Members
3 Year Term

Current Members:

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Bovensiep, Kurt		12/31/2027			
Brooks, Theresa		11/8/2027	City Council Appointee		
Foster, John		12/31/2027			
Maleszyk, Robert		Chapter 10			
Mork, James		12/31/2028	Elected		
Nastasi, Frank		Chapter 10			
Owczarzak, Mark	12/15/2024	12/31/2025	City of Troy Retiree		

Nominations to the Employees Retirement System Board of Trustees / Retiree Health Care Benefits Plan and Trust:

Term Expires: 12/31/2028		City of Troy Retiree
	Term currently held by: Mark Owczarzak	

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Batool, Syeda	3/5/2026		
Faiz, Iqbal	10/15/2026		
Mudaliar, Vinodoh Kumar	7/29/2027		
Von Oeyen, Schuyler	3/12/2027		

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
Amato, Karen	11/19/2027	1/31/2027			

Comiskey, Ann	1/20/2026	1/31/2027			
Giorgi, Lynn		Chapter 101			
Gorcyca, David	12/4/2021	1/31/2026			
Haight, David	4/11/2024	1/31/2028			
Jones, Kelly	12/20/2024	1/31/2026			
Kaltsounis, Andrew	6/30/2027	1/31/2027			
Martin, Matthew	5/11/2024	1/31/2028			

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2029	
	Term currently held by: David Gorcyca
Term Expires: 1/31/2029	
	Term currently held by: Kelly Jones

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Sabbagh, Allen	9/17/2026		
Wodzinski, Todd	12/9/2026		

[Southeastern Michigan Council of Governments \(SEMCOG\)](#)

Appointed by Council
1 Regular Members and 1 Alternate Member
Appointed Every Odd-Year Election

Nominations to the Southeastern Michigan Council of Governments (SEMCOG):

Term Expires: 11/8/2027		Delegate
	Term currently held by: Council Member Hamilton	
Term Expires: 11/8/2027		Alternate
	Term currently held by: Council Member Chanda	

[Traffic Committee](#)

Appointed by Council
7 Regular Members
3 Year Term

Current Members

Name	Application Expiration	Appointment Expiration	Notes 1	Notes 2	Notes 3
Battle, Timothy	10/22/2026	1/31/2028			
Christiansen, Dale	11/22/2024	1/31/2026			Resigned - No Reappointment
Finlay, G. Scott		Ex-Officio			
Hullinger, Peter		Ex-Officio			
Jeeda, Swathi	7/2/2025	7/31/2026	Student - Graduates 2026		
Jones, Joshua		Ex-Officio			
Kenkre, Shama	9/11/2026	1/31/2028			
Petrulis, Al	12/11/2027	1/31/2026			Requests Reappointment
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: 1/31/2029	
	Term currently held by: Dale Christiansen - Resigned 1/10/2026
Term Expires: 1/31/2029	
	Term currently held by: Al Petrulis
Term Expires: 1/31/2029	
	Term currently held by: Peter Ziegenfelder

Interested Applicants:

Name	Application Expiration	Notes 1	Notes 2
Anam, Kavya	7/15/2027	Student - Graduates 2028	
Chamers, Barbara	12/23/2026		
Girling, Janice	8/4/2027		
Marshall, Everett	1/3/2027	Student - Graduates 2027	
Sabaj, Noah	2/28/2026		
Suresh, Nidheesh	7/29/2027	Student - Graduates 2026	
Tadepalli, Hemanth	11/7/2025		

Yes:
No:

I.3. Request for Closed Session

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

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268(e) - pending litigation – City of Troy v Troy Landmark Properties and City of Troy v. Glenn and Michelle Potts.

Yes:
No:

I.4. Bid Waiver – Software Services – Daupler Response Management System (Introduced by Kurt Bovensiep, Public Works Director)

Suggested Resolution
Resolution #2026-01-
Moved by
Seconded by

BE IT RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the formal bid process and **AWARDS** a contract to purchase Daupler Response Management System from Daupler Inc. of Overland Park, Kansas, for software, support, and one-time implementation for a 12-month term of service for an estimated total cost of \$59,999.00 but not to exceed budgetary limitations.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** renewal of services as needed by the Information Technology Department, upon the expiration of the 12-month term of service, with annual renewal increases not to exceed 5% of the previous term.

Yes:
No:

I.5. 2026 Poverty Exemption Guidelines (Introduced by: Kelly Timm, City Assessor)

Suggested Resolution
Resolution #2026-01-
Moved by
Seconded by

WHEREAS, the adoption of guidelines that establish income levels for poverty exemptions is required of the City Council; and,

WHEREAS, The principal residence of persons, who the Board of Review determines by reason of poverty are unable to contribute to the public charges, is eligible for exemption in whole or in part from taxation under Public Act 253 of 2020 (MCL 211.7u); and,

WHEREAS, Pursuant to PA 253 of 2020, the City of Troy, Oakland County adopts the following guidelines for the Board of Review to follow. The guidelines shall include but not be limited to the specific income and asset levels of the claimant and all persons residing in the household, including any property tax credit returns, filed in the current or immediately preceding year;

To be eligible, a person shall do all the following on an annual basis:

1. Own and occupy the property as a principal residence.
2. File Form 5737 Application and Affirmation for MCL 211.7u Poverty Exemption with the Board of Review, accompanied by federal and state income tax returns for the current or immediately preceding year, including any property tax credits, for all persons residing in the principal residence (disclosure of the income of an owner who is not residing in the principal residence is not required). Federal and state income tax returns are not required for a person residing in the principal residence if that person was not required to file a federal or state income tax return. Instead, Form 4988, Poverty Exemption Affidavit may be filed for all persons residing in the residence who were not required to file federal or state income tax returns in the current or immediately preceding year.
3. Produce a valid driver's license or other form of identification, if requested.
4. Produce a deed, land contract, or other evidence of ownership of the property, if requested.
5. Meet the federal poverty income guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services or alternative guidelines adopted by the local assessing unit. The Alternative guidelines cannot provide income eligibility requirements less than the federal guidelines.
6. Meet the asset level test adopted by the local assessing unit.

Local units are required to adopt guidelines that set income levels for their poverty exemption guidelines and those income levels shall not be set lower by a city than the federal poverty guidelines updated annually by the U.S. Department of Health and Human Services. Following are the federal poverty guidelines for use in setting poverty exemption guidelines for 2026 assessments:

Size of Family Unit	Poverty Guidelines
1	\$15,650
2	\$21,150
3	\$26,650
4	\$32,150
5	\$37,650
6	\$43,150
7	\$48,650
8	\$54,150
For each additional person	\$5,500

According to the United States Census Bureau "income" includes, but is not limited to:

- Money, wages, salaries before deductions, regular contributions from persons not living in the residence
- Net receipts from non-farm or farm self-employment (receipts from a person's own business, professional enterprise, or partnership, after business expense deductions)
- Regular payments from social security, railroad retirement, unemployment, worker's compensation, veteran's payments, public assistance, supplemental security income (SSI)
- Alimony, child support, military family allotments
- Private and governmental retirement and disability pensions, regular insurance, annuity payments
- College or university scholarships, grants, fellowships, assistantships
- Dividends, interest, and net income from rentals, royalties, estates, trusts, gambling or lottery winnings

The Michigan homestead property tax credit cannot be considered as income for purposes of the poverty exemption.

Asset Test Guidelines

Used in the Determination of Poverty Exemptions for 2026

As required by PA 253 of 2020, all guidelines for poverty exemptions established by the governing body of the local assessing unit must include an asset level test. This asset test must clearly state the maximum value of all assets allowable to be eligible for the poverty exemption. This means that the guidelines must state a total dollar amount and the value of all assets cannot exceed the total dollar amount.

The purpose of an asset test is to determine the resources available: cash, fixed assets or other property that could be converted to cash and used to pay property taxes in the year the poverty exemption is filed. The local unit asset test cannot include the value of the principal residence.

The following asset test shall apply to all applications for poverty exemption:

- The applicant(s) shall not have assets exceeding the amount shown in the chart below based on the size of the family unit.
- The asset Guideline (test) shall exclude the value of the principal residence subject to the poverty exemption request and exclude the value of one automobile. If multiple automobiles are owned, then the least valuable automobile will be excluded from the asset guideline.
- The applicant(s) shall not have total assets (excluding the value of the principal residence subject to the exemption request and excluding the value of one automobile) more than the guidelines set below. Assets exceeding the amounts stated below will result in a denial of the poverty exemption.

Size of Family Unit	Asset Guidelines
1	\$5,000
2	\$8,000
3	\$11,000
4	\$14,000

5	\$17,000
6	\$20,000
7	\$20,000
8	\$20,000
For each additional person	N/A

All asset information, as requested in the Application for Poverty Exemption, must be completed in total. The Board of Review may request additional information and verification of assets, if the Board of Review determines it to be necessary and may deny an application if the assets are not properly identified.

The following is a list of assets that are included in the asset test:

- A second home, property, vacant land, vehicles
- Recreational vehicles such as campers, motor-homes, boats and ATV's
- Buildings other than the principal residence
- Jewelry, antiques, artworks
- Equipment, other personal property of value
- Bank accounts (over a specified amount), stocks
- Money received from the sale of property, such as, stocks, bonds, a house or car (unless a person is in the specific business of selling such property)
- Withdrawals of bank deposits and borrowed money
- Gifts, loans, lump-sum inheritances and one-time insurance payments
- Food or housing received in lieu of wages and the value of food and fuel produced and consumed on farms
- Federal non-cash benefits programs such as Medicare, Medicaid, food stamps and school lunches

NOW, THEREFORE, BE IT HEREBY RESOLVED, That the Board of Review **SHALL FOLLOW** the above stated policy, federal guidelines, and asset test in granting or denying an exemption. The Board of Review is not permitted to deviate from the adopted policy and guidelines.

The foregoing resolution offered by City Council Member _____ and supported by City Council Member _____.

Upon roll call vote, the following voted:

“Aye”: _____

“Nay”: _____

The City Clerk declared the resolution _____.

 XXX, Clerk Date

Yes:

No:

J. CONSENT AGENDA:

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

Suggested Resolution

Resolution #2026-01-

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 #2026-01-

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

J.2.a. City Council Minutes-Draft - January 12, 2026

J.2.b. City Council Special Meeting Minutes-Draft - January 17, 2026

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

J.4. Standard Purchasing Resolutions:

J.4.a. Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing

Suggested Resolution

Resolution #2026-01-

BE IT RESOLVED, That Troy City Council hereby **AWARDS** a contract to purchase Type ‘K’ Copper Tubing to the overall low bidder meeting specifications, *Core & Main LP of Shelby Twp., MI*, for an estimated total cost of \$184,104.00, at unit prices contained in the bid tabulation opened January 15, 2026; a copy of which is **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That the award is **CONTINGENT** upon contractor submission of properly executed bid and contract documents 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 – MML CapCon 2026

Suggested Resolution
Resolution #2026-01-

RESOLVED, That Troy City Council **AUTHORIZES** City Council member travel expenses for the MML CapCon 2026, in accordance with accounting procedures of the City of Troy.

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

Suggested Resolution
Resolution #2026-01-

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

J.5. Traffic Signal Agreements – Troy Downtown Development Authority Big Beaver Enhancements

Suggested Resolution
Resolution #2026-01-

RESOLVED, That Troy City Council hereby **APPROVES**, the attached traffic signal agreements with the Road Commission for Oakland County (RCOC) for the installation of traffic signals as part of the Troy Downtown Development Authority Big Beaver Enhancements project at the following locations: Big Beaver Road (WB) & Talbot Ave., Signal No. 1637 and Big Beaver Road (EB) & X/o 490' w/o Charter Dr., Signal No. 1638, and the Mayor and City Clerk are **AUTHORIZED** to execute the agreements, copies of which shall be **ATTACHED** to the original Minutes of the meeting.

J.6. Private Agreement – Contract for Installation of Municipal Improvements - De Etta Utility Extension — Project No. 25.902.3

Suggested Resolution
Resolution #2026-01-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Tower Built, LLC for the installation of Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement, 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. Private Agreement – Contract for Installation of Municipal Improvements - Northfield

Enclave - Project No. 25.922.3

Suggested Resolution

Resolution #2026-01-

RESOLVED, That Troy City Council hereby **APPROVES** the Contract for the Installation of Municipal Improvements (Private Agreement) between the City of Troy and Eureka Building Company for the installation of Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Detention Pond & Sidewalk, and the Mayor and City Clerk are **AUTHORIZED** to execute the documents, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

J.8. 2026 SMART Specialized Services Operating Assistance Program

Suggested Resolution

Resolution #2026-01-

RESOLVED, That Troy City Council **APPROVES** the agreement between SMART and the City of Troy for the Specialized Services Operating Assistance Program that includes \$30,676 in revenue, which will be used for the Troy R.Y.D.E. transportation service, and the Mayor and City Clerk are **AUTHORIZED** to execute the necessary documents; a copy of this agreement shall be **ATTACHED** to the original Minutes of this meeting.

K. MEMORANDUMS AND FUTURE COUNCIL AGENDA ITEMS:

K.1. Announcement of Public Hearings: None Submitted

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

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

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

N. COUNCIL REFERRALS:

N.1. No Council Referrals Submitted

O. REPORTS:

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

O.2. Department Reports:

O.2.a. Troy Historic Village Annual Report 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 Gas Customers of DTE Gas Company Case No. U-21889

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

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Wednesday, March 25, 2026	Special Meeting - City Manager & City Attorney Evaluations
Monday, April 13, 2026	Special Meeting - Proposed 2026 Budget
Wednesday, April 15, 2026 (as needed)	Special Meeting - Proposed 2026 Budget

2026 SCHEDULED REGULAR CITY COUNCIL MEETINGS:

February 9, 2026	Regular Meeting
February 23, 2026	Regular Meeting
March 2, 2026	Regular Meeting
March 23, 2026	Regular Meeting
April 6, 2026	Regular Meeting
April 27, 2026	Regular Meeting
May 11, 2026	Regular Meeting
May 18, 2026	Regular Meeting
June 15, 2026	Regular Meeting
June 29, 2026	Regular Meeting
July 13, 2026	Regular Meeting
July 27, 2026	Regular Meeting
August 10, 2026	Regular Meeting
August 31, 2026	Regular Meeting
September 14, 2026	Regular Meeting
September 28, 2026	Regular Meeting
October 5, 2026	Regular Meeting
October 26, 2026	Regular Meeting
November 9, 2026	Regular Meeting
November 16, 2026	Regular Meeting
December 7, 2026	Regular Meeting
December 14, 2026	Regular Meeting