



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".

Mayor Ethan Baker

A handwritten signature in blue ink, appearing to read "Annalisa Bluhm".

Council Member Annalisa Bluhm

A handwritten signature in blue ink, appearing to read "Theresa Brooks".

Council Member Theresa Brooks

A handwritten signature in blue ink, appearing to read "Rebecca Chamberlain".

Council Member Rebecca Chamberlain

A handwritten signature in blue ink, appearing to read "Hiram Chanda".

Mayor Pro Tem Hiram Chanda

A handwritten signature in blue ink, appearing to read "Mark Gunn".

Council Member Mark Gunn

A handwritten signature in blue ink, appearing to read "David Hamilton".

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**

1.2. **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 #2026-01-
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

Respectfully submitted,



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



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM COVER SHEET

C.1.

Agenda Item:

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

ATTACHMENT(S):

TYA Annual Report 2024-25



TROY YOUTH ASSISTANCE

ANNUAL REPORT 2024-2025

A MESSAGE FROM OUR CO-CHAIRS

Troy Youth Assistance is a non-profit organization dedicated to the protection and advancement of at-risk youth. Our mission is rooted in the prevention of juvenile delinquency and thrives on comprehensive family education programs.

Troy Youth Assistance remains flexible and adapts to the evolving needs of our community. In response to changing family dynamics and the increasing prevalence of youth mental health issues, we offer support through family education, scholarships, and essential services.

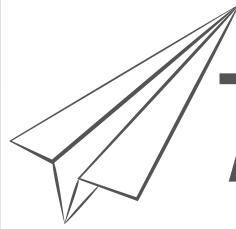
Troy Youth Assistance continues to explore how our resources can impact Troy students and their families. As an organization, we are committed to providing opportunities for students who may not traditionally have access to them. This commitment also extends to our family education initiatives, where we work to eliminate barriers by ensuring families can participate in our educational events.

As we proudly present the 2024-2025 Annual Report, we invite you to explore a snapshot of the vital work Troy Youth Assistance carries out across our community. This report reflects our ongoing commitment to transparency and accountability, highlighting the meaningful impact of our shared efforts.

On behalf of Troy Youth Assistance, we extend heartfelt gratitude for the unwavering support of the Troy community. Your commitment empowers us to persist in our mission of creating a brighter future for our at-risk youth. Together, we build resilience, foster growth, and pave the way for a stronger and more inclusive community. Thank you for being an integral part of our inspiring journey.

Shari Pawlus and Ross Burdette, Co-Chairpersons

WHO WE ARE... Troy Youth Assistance is a non-profit community-based service organization committed to serving youth and their families through a variety of programs and resources focused on prevention since 1958. TYA operates with the sponsorship and generosity of the Oakland County Circuit Court-Family Division, the Troy School District, the City of Troy, and the Troy Police Department.



72 TROY YOUTH AND FAMILIES REFERRED TO US THIS YEAR BY...

59 Troy School District

4 Parents/Guardians

4 Police

3 Child Protective Services

2 Court Referrals

TOP 3 REASONS FOR REFERRALS

33 school incorrigibility

24 intervention services

7 truancy

Other reasons for referrals included home incorrigibility, retail fraud, assault & battery, larceny, and school threats

TYA YOUTH-AT-A-GLANCE

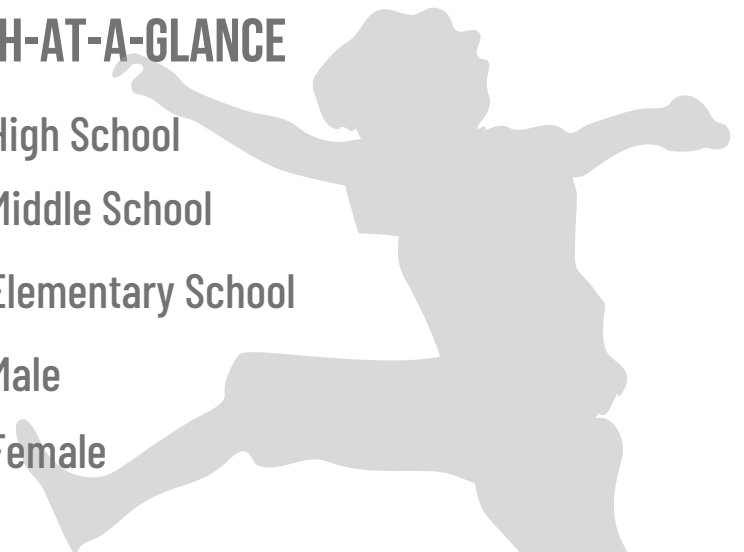
42% High School

40% Middle School

18% Elementary School

67% Male

33% Female



OUR FLIGHT PATH

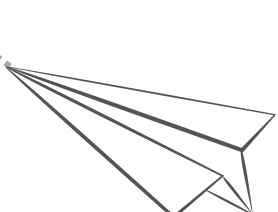
We continued our strategic conversations around adjusting services to the needs of the community and decided to bring back an annual TYA event. Under the guidance of our Family Education Committee, TYA partnered with the Troy College & Career High School to host a Youth Recognition Event to celebrate the achievements of TCCHS Students.

The event was held on May 21, 2025, with an outstanding turnout. TYA honored 13 students in the areas of personal growth, community service, perseverance, and demonstration of leadership. Honorees received recognition from the 6th Judicial Circuit Court, the City of Troy, and the Troy School District. We congratulate all honorees and wish them well in their future endeavors!



“In May, Troy College and Career High School students were honored at the TYA Youth Recognition Event, a celebration of hard work, resilience, and personal growth. This event shined a spotlight on students who have shown exceptional dedication to their academics, community, and personal goals. For many, the recognition was more than an award—it was a reminder that their efforts matter and that their futures are bright. Students left the event feeling proud, motivated, and inspired to keep striving for excellence, both in school and beyond. Thank you TYA for hosting this wonderful event for staff and students to celebrate these remarkable students.”

-Angela Milanov, Principal Troy College & Career High School

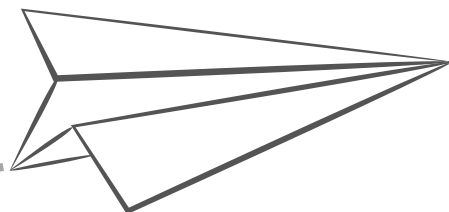


OUR YEAR BY THE NUMBERS

\$3448 SUPPORTING COMMUNITY AND INDIVIDUAL ACTIONS, IN ADDITION TO PRIMARY SPONSORSHIP

\$3372 SUPPORTING CAMP AND SKILL BUILDING ACTIVITIES

\$1460 IN EMERGENCY FUNDS FOR FAMILIES IN NEED



16 CHILDREN ATTENDED CAMP OR SKILL-BUILDING ACTIVITIES, INCLUDING...

- Troy Community Coalition Summer Program
- TSD high school summer classes
- Summer camp
- Drawing classes
- Cheerleading
- School trip
- Volleyball
- Soccer

7 COURT ACTIONS DIVERTED

7 FAMILY EDUCATION OPPORTUNITIES, ATTENDED BY...

- 75 Students
- 10 Parents

TOPICS INCLUDED...

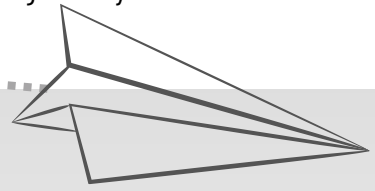
- Overcoming Frustration and Anger
- Girls Stand Strong
- Youth Yoga

3 "TYA TALKS PARENTING" PODCASTS PRODUCED

A WORD FROM A TYA STUDENT REPRESENTATIVE

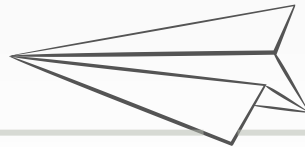


Serving as IA East's high school representative on the TYA Board for the past two years has been an incredible experience. As a high school representative, I was in charge of reporting my high school's critical events and activities. Subsequently, as a board, we discussed how we could allocate funds towards kids who either didn't have the means to participate in after-school activities or struggled to be social among other students. Working with TYA to solve this situation was very interesting because I heard various perspectives throughout my two years on board. Participation is a persistent concern in the district, and finding unique ways to encourage and help kids was a fulfilling experience for me. TYA also opened my eyes to issues that I had never seen before. Being on the board taught me about the daily challenges some kids face. It encouraged me to reflect on the support systems that we have as a community for kids in the district when creating positive and safe spaces for teens and children. Through TYA, I learned how important the youth voice is in making decisions that directly affect kids. My role in TYA taught me that proper communication is vital, especially when discussing major topics. Thinking about others allows us to create a stronger community. I am so grateful to TYA for this experience and the opportunity to be a voice for students in a space that genuinely cares about us.



A WORD FROM THE NEW TYA CO-CHAIR KERRY BRENNAN

Kerry Brennan is thrilled to begin her role as Co-Chair for Troy Youth Assistance on July 1, 2025, after serving as the TYA Camp/Skill Building Chair over the past year. She has worked in the Troy School District for fourteen years, starting as a fifth-grade teacher at Wattles Elementary before teaching science at Smith Middle School for seven years. During that time, she also coached softball, basketball, and volleyball at both the middle and high school levels and spent many summers working as the Summer Sports Camp Coordinator at Troy Parks and Recreation. Kerry is now entering her third year as an assistant principal at Troy High School, where she loves working with the amazing staff, students, and families there. She lives in Troy with her wife, Brittney Brennan, a teacher at Wattles and girls' basketball coach at Athens High School. Kerry feels deeply connected to the Troy community and is excited to give back through her work with TYA.



EXECUTIVE COMMITTEE



SHARI PAWLUS
CO-CHAIR



ROSS BURDETTE
CO-CHAIR



BRIAN JONES
VICE CHAIR



WALTER COOK
TREASURER



MIKE CAMINIDI
CASEWORKER



KARL SCHMIDT
ADVISOR



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.4.

Date: January 22, 2026

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
Kurt Bovensiep, Public Works Director

Subject: Bid Waiver – Software Services – Daupler Response Management System
(Introduced by Kurt Bovensiep, Public Works Director)

History

In December of 2025, the City decided not to renew its contract with Onsolve Inc. for the CodeRed public notification system, which the City had been using since 2018 for internal and public emergency notifications. The decision not to renew the contract was due in part to a security breach Onsolve experienced in the fall of 2025, which blocked clients from using the notification system.

The Police, Fire, Public Works, and Communications, who were the core users of the CodeRed notification system, met and determined the best steps forward were to find a focused solution that met the needs of the Public Works Department for internal staff notifications, and to look elsewhere for a purpose-built system used by the City's Police and Fire, and mass notifications for the public.

The Public Works use of a call-out system has been a key efficiency improvement since its implementation in 2018. A call-out system automates the laborious task of notifying Public Works staff to report for after-hours emergency work, such as snow removal, hazardous road conditions, sewer back-ups, or water main breaks. In addition to notifying the staff to respond to an after-hours work emergency, the system tracks who responded to the callout and whether they can respond to work, and ensures compliance with the complex rules governing staff overtime offerings.

After reviewing numerous employee notification systems, the clear choice was the Daupler Response Management System. Daupler excelled in its streamlined interface design and in its sophisticated handling of complex call-out rules.

The Daupler Response Management System also integrates with the city's Cityworks Work Order Management System, automating the creation of work orders for callout activities, thus saving time and eliminating manual tasks.

An added advantage to the Daupler Response Management System that was not offered through other reviewed notification systems is the ability to communicate directly with the individual making the call for service through Police Dispatch. This feature streamlines the process and eliminates the need for Police Dispatchers to take additional calls from the on-call supervisor.

Purchasing

The quote for implementation services, training, and appropriate licensing has been provided to the City by Daupler Inc. of Overland Park, Kansas, as detailed in the attached proposal. It is recommended, in the best interest of the City, to waive the bid process and award a contract to purchase the Daupler Response Management System from Daupler Inc. of Overland Park, Kansas.

Financial

Funds were not specifically budgeted in the Operating Budget for the respective divisions, but it is not expected that this will cause the individual funds to be over budget. Expenses will be charged to the Water and Sewer Division and the Streets and Drains Division in the following accounts.

Water- 591.537.548.814.060- \$14,999.75
Sewer- 590.527.527.814.060- \$14,999.75
Major Roads- 202.449.479.814.060- \$14,999.75
Local Roads- 203.449.499.814.060- \$14,999.75

Suggested Resolution:

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.

Proposal



Troy, MI

Department of Public Works

Agreement Date: 12/23/2025

Expiration Date: 01/31/2026



Alex Bellak
alex.bellak@troymi.gov
248-526-5137

8024 CONSER STREET
OVERLAND PARK, KS 66204
(913) 999-7903
WWW.DAUPLER.COM

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Introduction

At Daupler, we believe in transforming the way communities respond to emergencies and manage their operations. Our platform is purpose-built to streamline incident response, enhance coordination, and empower teams with the tools they need to act quickly and effectively. This proposal outlines how Daupler’s solutions can support your organization’s unique needs, reduce operational strain, and improve service outcomes for the people you serve. We look forward to partnering with you to build a stronger, more resilient operation.

Gracie Graham

Sales Executive

 gracie@daupler.com

 (913) 999-7903

Trusted & Proven

**Award-Winning
Response Management System**



Pricing Overview

Term Date: 01/31/2026 - 01/30/2027

	Price	Quantity	Total
<p>Response Management System</p> <p>After Hours Dispatch Assist: Simple interface that allows internal call-takers to efficiently dispatch crews while improving customer service and documentation.</p> <p>Daupler AI: AI/Classifier technology used to instantly triage inputs, escalate issues, and dispatch resources efficiently.</p> <p>Daupler Analytics: Heat mapping and crew performance tracking.</p> <p>Daupler Callout: Automates callouts through rule-based logic that factors in on-call schedules, prior callout opportunities, overtime usage, and seniority. Instantly forms teams/crews when necessary, auto-generates response forms, and captures arrival/departure timestamps to expedite the response process, adhere to union guidelines, and ensure crew safety.</p>	\$40,000.00	1	\$40,000.00
<p>Work Order Integration</p> <p>Daupler integrates with your work order system to automatically create, update, and close work orders based on real-time field activity, eliminating manual entry and ensuring accurate, streamlined workflows.</p>	\$10,000.00	1	\$10,000.00
<p>Training & Support</p> <p>Includes one (1) training session at no cost prior to go-live and two (2) additional training sessions within the first year after go-live. Also includes Premier 24/7 support from Daupler's utility-trained support team.</p>	\$4,999.00	1	\$4,999.00
<p>One-Time Implementation Fee</p> <p>Our implementation team will guide you every step of the way to ensure a smooth, efficient, and successful setup tailored to your goals.</p>	\$5,000.00	1	\$5,000.00

One-Time subtotal	\$9,999
Recurring subtotal	\$50,000
Year 1 Total	\$59,999.00

Signature Page

➔ Billing Details

Billing Address: 500 W Big Beaver Rd
Troy, MI
48084

Billing Contact Email:

Payment Net: 30 Days

Billing Frequency: Annual

Annual recurring costs are subject to a 5% technology uplift fee.

➔ Signature

The undersigned agree to the [Terms and Conditions](#) and agree to the execution as of the date signed, the Effective Date:

Daupler, Inc.

Troy, MI

Name: John Bertrand

Name:

Title: CEO

Title:

Date:

Date:

Signature

Signature


Implementation Approach

The simplicity of our easy-to-use solution allows us to have fast implementations with no upfront fees. Once the system has been configured, you can make changes to schedules, crew members, escalation trees, internal notification settings, and more without assistance from Daupler and without additional fees.

Daupler recognizes implementation is a critical step in the successful adoption of our software. While we have a turnkey software which can be implemented quickly, we recognize each client may have unique business requirements. We take a client-first approach to understanding needs and configuring or modifying workflows based on each organization's business rules. We do not use a third-party for any software implementation services, and a dedicated Daupler Implementation Specialist works closely with each client to ensure a smooth implementation process.

Level of Effort Required from Staff

Staff will be asked to attend 3-4 meetings and provide inputs such as incident types and response procedures, on-call schedules, shapefiles of service region, and user lists. We handle all integration and configuration requirements. We can also set up groups and users upon request.



Understanding
Your Operations

Process Driven

Self Service
Tools

Continuous
Improvement

Project Timeline

We customize each implementation process based on the needs of the enterprise. Exact implementation schedules will depend on the scope of implementation.

Week 1-2

Kickoff Meeting +
Data Collection

- Introduction to Implementation and Account Management teams
- Align on timeline, scope, and deliverables

Week 3-4

Documentation, Configuration
& Integrations

- Identify gaps, opportunities for efficiencies, and configuration requirements
- Data exchange, API requirements, credentials for integrations

Month 2

Development

- Establishing customer's page within Daupler
- Configuring to meet the customer's needs and processes

Month 3

Training and Go-Live

- User & Admin Trainings
- Product Review
- Product Launch
- Go-live

While most implementations follow closely to this timeline, delays can occur through slower data collection from the customer, and delayed timelines by integration partners.

Contact Us



www.daupler.com



gracie@daupler.com



(913) 999-7903



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

I.5.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kelly Timm, City Assessor

Subject: 2026 Poverty Exemption Guidelines (Introduced by: Kelly Timm, City Assessor)

History

MCL 211.7u, provides for a property tax exemption, in whole or part, for the principal residence of a person who, by reason of poverty, is unable to contribute to the public charges.

MCL 211.7u requires local units to adopt guidelines that specify the income and asset levels applicable to the applicant as well as the total household income and assets. Local units must adopt guidelines that specify the total household income levels used to approve or deny poverty exemptions. The adopted income levels shall not be set lower than the federal poverty guidelines published in the prior calendar year in the Federal Register by the United States Department of Health and Human Services. This means, for example, that the income level for a household of 3 persons shall not be set lower than \$26,650 which is the amount shown on the following chart for a family of 3 persons. Following are the federal poverty guidelines for use in setting poverty exemption income guidelines for the 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

The Board of Review shall approve or deny the request for the poverty exemption. The Board of Review is required to follow the policy, income guidelines and asset guidelines adopted by the governing body of the local assessing unit in granting or denying a poverty exemption. The Board of Review shall follow the adopted policy and guidelines and are not permitted to

deviate from the adopted policy and guidelines.

In order to grant a Poverty Exemption, each governing body must develop a set of guidelines to determine whether the applicant qualifies for a one (1) year exemption from property taxes. (The exemption may be re-applied for each year)

The local unit guidelines must include an asset 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 limit, and the value of all assets cannot exceed that amount.

The purpose of the asset test is to determine the resources available to the applicant: cash, fixed assets, or other property that can be converted to cash and used to pay property taxes in the year the poverty exemption is filed.

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

As the guidelines include a Total Asset limit, and changes to the Federal Poverty Income Guidelines, Council is presented with updated guidelines each year for their approval.

Financial

- There were ten (10) poverty exemptions applied for in 2025 at the March Board of Review. Seven (7) exemptions were granted, totaling \$856,190 in Taxable Value. This amounts to \$8,383.73 in exempted City taxes.
- This year, there were ten (10) exemptions applied for at the 2025 July Board of Review. There were three (3) exemptions that were granted at the July Board of Review totaling \$323,670 in Taxable Value. This amounts to \$3,169.34 in exempted City taxes.
- The 2025 December Board of Review reviewed seven (7) poverty exemptions. The December Board of Review granted two (2) exemptions. The 2025 Taxable Value was \$128,940, which equaled \$1,262.56 in exempted City taxes.
- A total of twenty-seven (27) exemption applications were applied for in 2025. Twelve (12) of those applicants qualified for the exemption.
- The total financial loss of City taxes for Poverty Exemptions in 2025 was \$12,815.63 (compared to \$14,701.69 in 2024). This is a 12.83% reduction in City property tax loss

compared to 2024.

Legal Consideration

The federal poverty guidelines and asset test are required by MCL 211(u) and the State Tax Commission. The guidelines and asset test meet the requirements of these rulings. The guidelines are a state-mandated requirement.

Recommendation

Council must adopt Poverty Guidelines and an Asset Test. Council may adopt the guidelines as presented, or modify them.

**City of Troy – Assessing Department
POVERTY EXEMPTION GUIDELINES
INCOME STANDARDS 2026**

The following are the income thresholds as of 12/31/25 for use in setting Poverty Exemption Guidelines for **2026** assessments:

Number of People Residing in Homestead	Poverty Guidelines
1 Person	\$15,650
2 People	\$21,150
3 People	\$26,650
4 People	\$32,150
5 People	\$37,650
6 People	\$43,150
7 People	\$48,650
8 People	\$54,150
9 People (or more) add \$5,500 for each additional person	

CITY OF TROY
POVERTY EXEMPTION GUIDELINES - 2026

MCL 211.7u, provides for a property tax exemption, in whole or part, for the principal residence of persons who, by reason of poverty, are unable to contribute to the public charges.

The City of Troy's standard for approving an exemption under the statute is based on an individual determination of hardship.

This is an exemption from taxes. If you claim poverty under the statute, you must file your claim with an Application for MCL 211.7u Poverty Exemption. This exemption is good for one year.

STANDARD #1 Applicants must file a claim with the Board of Review for Poverty Exemption on Form 5737 in order to be considered for any exemption. Per MCL 211.7u(2)(b), federal and state income tax returns for the current or immediately preceding year for **all persons residing** in the principal residence, including any property tax credit returns. Additional supporting documentation such as W-2 Forms, Deeds or Land Contracts and personal identification is mandatory, and must be attached to the Affidavit.

STANDARD #2 A Poverty Exemption will not be granted if the household income is greater than the Poverty Guidelines adopted by the City Council.

STANDARD #3 Applicants' total assets cannot exceed the Asset Limit Test adopted by the City Council.

*The Board of Review may require a home audit and inspection, done by the Assessing Department, as part of the exemption process.

* The income of every person residing at the home must be reported.

Suggested Resolution:

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



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.a.

Board and Committee Minutes:

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

ATTACHMENT(S):

20260112

Mayor Baker performed the Invocation. The Pledge of Allegiance to the Flag was given.

A. CALL TO ORDER:

A Regular Meeting of the Troy City Council was held on Monday, January 12, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 7:31 PM.

B. ROLL CALL:

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

C. CERTIFICATES OF RECOGNITION AND SPECIAL PRESENTATIONS:

- C.1. Legislative Update by State Representative Sharon MacDonell

D. CARRYOVER ITEMS:

- D.1. No Carryover Items

E. PUBLIC HEARINGS:

- E.1. City of Troy 2026-2030 Parks and Recreation Master Plan - Public Hearing

The Mayor **OPENED** the Public Hearing. The Mayor **CLOSED** the Public Hearing after receiving no Public Comment.

Resolution #2026-01-001
Moved by Chamberlain
Seconded by Chanda

WHEREAS, The Planning Department, Recreation Department and Department of Public Works jointly developed the City of Troy 2026-2030 Parks and Recreation Master Plan; and,

WHEREAS, The Plan identifies recreational need in the City and includes an Action Plan for recreation improvements over the next five years; and,

WHEREAS, The Plan is a policy document and is non-binding and does not fiscally obligate the City of Troy in any way; and,

WHEREAS, Public input was achieved using a wide range of methods, including an online Parks and Recreation survey, Pop-Up survey at community events, signs posted in parks with a QR code to the survey, Parks and Recreation Advisory Board public meetings, and public notification of opportunities for public input published in local newspapers; and,

WHEREAS, The Parks and Recreation Advisory Committee recommended approval of the Plan at their November 20, 2025 meeting;

NOW, THEREFORE, BE IT RESOLVED, That Troy City Council **CONCURS** in the recommendations of the Parks and Recreation Advisory Board, and **APPROVES** the City of Troy 2026-2030 Parks and Recreation Master Plan, as revised with corrections.

BE IT FURTHER RESOLVED, That Troy City Council hereby **AUTHORIZES** the transmittal of the 2026-2030 Parks and Recreation Master Plan to the Michigan Department of Natural Resources for approval.

Yes: All-7
No: None

MOTION CARRIED

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

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

H. POSTPONED ITEMS:

H.1. No Postponed Items

I. REGULAR BUSINESS:

I.1. **Board and Committee Appointments: a) Mayoral Appointments - Global Troy Advisory Committee; b) City Council Appointments - Liquor Advisory Committee, Parks and Recreation Board, Traffic Committee**

a) **Mayoral Appointments:**

Resolution #2026-01-002
Moved by Baker
Seconded by Chamberlain

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	Everett Marshall	Athens High School Student Rep.
	Term currently held by: Vacant	
Term Expires: 7/31/2026	Seojin Sarah Lee	Troy High School Student Rep
	Term currently held by: Vacant	

Yes: All-7
 No: None

MOTION CARRIED

b) City Council Appointments:

Resolution #2026-01-003
 Moved by Chanda
 Seconded by Bluhm

Liquor Advisory Committee

Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Liquor Advisory Committee:

Term Expires: 1/31/2027	Karen Amato
	Term currently held by: Annalisa Bluhm resigned

Parks and Recreation Board

Appointed by Council
 7 Regular Members and 1 Troy School Board of Education Representative
 Regular Member: 3 Year Term / Troy School Board Member: 1 Year Term

Nominations to the Parks and Recreation Board:

Term Expires: 9/30/2027	Tina Catron
	Term currently held by: John Shepherd resigned

[Traffic Committee](#)
 Appointed by Council
 7 Regular Members
 3 Year Term

Nominations to the Traffic Committee:

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

Yes: All-7
 No: None

MOTION CARRIED

I.2. Board and Committee Nominations: a) Mayoral Nominations - Board of Review, Global Troy Advisory Committee; b) City Council Nominations - None

a) Mayoral Nominations:

Resolution #2026-01-004
 Moved by Baker
 Seconded by Brooks

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:

[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: All-7
 No: None

MOTION CARRIED

b) City Council Nominations: None

I.3. Request for Closed Session

Resolution #2026-01-005
 Moved by Baker
 Seconded by Hamilton

BE IT RESOLVED, That Troy City Council **SHALL MEET** in Closed Session, as permitted by MCL 15.268 (h) (MCL 15.243 (g) and (y)) and MCL 15.268 (e) (Stafa et. al v. Troy).

Yes: All-7
 No: None

MOTION CARRIED

I.4. Amendments to City Code - Title I Chapter 10 - Employees Retirement System

Resolution #2026-01-006
 Moved by Brooks
 Seconded by Chamberlain

RESOLVED, That Troy City Council hereby **ADOPTS** an ordinance amendment to Chapter 10, Section 6, as recommended by City Management, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

Yes: All-7
 No: None

MOTION CARRIED

I.5. Standard Purchasing Resolution 4: Oakland County and Sourcewell Cooperative Purchasing Contracts - Sanitary Sewer Lift Station Emergency Power Generator Purchase and Installation; Standard Purchasing Resolution 5: Approval to Expend Budgeted Funds – Electric and Gas Utility Installation and Budget Amendment (Introduced by: Jason Schmidt, Water & Sewer Operations Manager)

Resolution #2026-01-007

Moved by Chanda

Seconded by Gunn

BE IT RESOLVED, That Troy City Council hereby **AWARDS** contracts for the purchase and installation of emergency backup generators for the City of Troy Sanitary Sewer Lift Stations to Wolverine Power Systems of Wixom, MI, for the purchase of 4 generators for an estimated amount of \$196,530.00, as detailed in the attached proposal, as per Sourcewell Cooperative Contract No. 092222-GNR and to Shaw Service and Maintenance of Southfield, Michigan, for the installation and associated electrical work for an estimated amount of \$454,782.00, as detailed in the attached proposal as per the Oakland County Extended Purchasing Cooperative Contract No. 010460; copies of the proposals shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** expending budgeted capital funds to the sole source utility providers; Consumers Energy of Jackson, MI, for the installation of natural gas services in the estimated amount of \$19,999.09, and to The DTE Energy Company of Waterford, MI for modifications to existing electrical transmission for an estimated cost of \$2,150.00 as detailed in the attached proposals; copies of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **APPROVES** a 10% contingency in the amount of \$67,346.10 for a not to exceed project total cost of \$740,807.19.

BE IT FURTHER RESOLVED, That Troy City Council hereby **APPROVES** a budget amendment in the amount of \$216,895.19 to the Sewer Capital Fund.

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

Yes: All-7

No: None

MOTION CARRIED

J. CONSENT AGENDA:

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

Resolution #2026-01-008-J-1a

Moved by Hamilton

Seconded by Chamberlain

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

Yes: All-7
No: None

MOTION CARRIED

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

J.2. Approval of City Council Minutes

Resolution #2026-01-008-J-2a

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

J.2.a. City Council Minutes-Draft - December 15, 2025

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

J.4. Standard Purchasing Resolutions: None Submitted

J.5. Request for Acceptance of Six Permanent Easements, Eckford Development, LLC, Sidwell #88-20-251-017 & -026

Resolution #2026-01-008-J-5

RESOLVED, That Troy City Council **ACCEPTS** six permanent easements for public utilities, emergency ingress and egress, water mains, sanitary sewers, sidewalks, storm sewers and surface drainage, and a pedestrian pathway from Eckford Development, LLC, owner of the properties having Sidwell #88-20-15-251-017 & -026.

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.6. Bid Waiver — Bus Transportation Services

Resolution #2026-01-008-J-6

RESOLVED, That in the best interest of the City, Troy City Council hereby **WAIVES** the bid process

and **AWARDS** a contract to First Student of Chicago, IL, for Bus Transportation Services for the City of Troy Recreation Department Programs under new terms and conditions at \$69.91 per hour; for two (2) additional years; contract expiring December 31, 2027.

J.7. Andrew Magadanz v. City of Troy

Resolution #2026-01-008-J-7

RESOLVED, That the City Attorney’s Office is hereby **AUTHORIZED** and **DIRECTED** to defend the City of Troy in the matter of *Andrew Magadanz v. City of Troy* (Oakland County Circuit Court, Case No. 2025-219437-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. Bid Waiver – Professional Services - Center for Internet Security, Inc. - Managed Detection and Response Services

Resolution #2026-01-008-J-8

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 the Center for Internet Security, Inc. of Greenbush, NY for Managed Detection and Response Services, and Spotlight Vulnerability services for 18 months for an estimated total cost of \$37,620.00 as detailed in the attached proposal, a copy of which shall be **ATTACHED** to the original Minutes of this meeting.

BE IT FURTHER RESOLVED, That Troy City Council **AUTHORIZES** renewal of services as needed by the Information Technology Department, upon the expiration of the 18-month term of service, with annual renewal increases not to exceed 5%.

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:

Jim K.	Commented on the Flock Camera system and concerns with surveillance
--------	---

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

Mayor Baker replied that the Troy Police Chief has provided the public with more information about the Flock camera system.

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. 2025 State Treasurer Reports for Local Development Finance Authority (LDFA) and Troy Downtown Development Authority (TDDA)

O.2.b. Q4 Economic Development Report

O.2.c. Fourth Quarter Litigation Report

O.3. Letters of Appreciation:

O.3.a. Letter of Appreciation to Recreation Staff

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

O.5. Notice of Hearing for the Gas Customers of Consumers Energy Company - Case No. U-21981

O.6. Notice of Hearing for the Electric Customers of DTE Electric Company - Case No. U-21772

P. COUNCIL COMMENTS:

P.1. Council Comments

Council Member Hamilton commented on the killing of a resident in Minnesota by a federal immigration agent, and expressed solidarity with residents of that city.

Council Member Hamilton commented that City Council received a proposed update to the Volunteer Firefighter Incentive Plan. He said in addition to vetting the plan legally at the city, state and federal levels, he also recommends that the plan be vetted with legal counsel from other national fire organizations.

Council Member Hamilton announced that this Saturday is the City Council Advance meeting where Council and Administration will discuss budget priorities for the coming fiscal year.

Council Member Bluhm thanked the volunteer firefighters who provided comments on a survey that will provide information to Council for the upcoming Advance this Saturday.

Council Member Bluhm commented that Star EMS started providing service in the community, and she looks forward to improved service and response times in Troy.

Council Member Bluhm commented that residents can participate in acts of service on MLK Day, Monday, January 19th starting at 8:30 AM at Athens High School.

Council Member Chamberlain commented on the VFIP and the survey conducted within the volunteer firefighters, and she would like this topic to be a priority discussed at the Advance.

Council Member Gunn thanked City Manager Nastasi and City staff for sending the emergency plan for active shooter response, and also commented on the EMS service, the 2026 Advance, the volunteer firefighters and MLK Day.

Mayor Pro Tem Chanda commented on the EMS service, the volunteer firefighters, MLK Day, and the tragic event in Minnesota.

Council Member Brooks commented on attending the Computer Electronic Show which featured AI technology. She stressed the importance of having conversations and answering questions about privacy and protecting data.

Council Member Brooks also commented on MLK Day and the importance of honoring his legacy.

Mayor Baker welcomed residents to attend the Advance meeting and commented that public comment is at the beginning of the meeting or public comment can be emailed to City Council in advance of the meeting.

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

The Meeting **RECESSED** at 8:53 PM.
The Meeting **RECONVENED** at 9:01 PM.

R. CLOSED SESSION

R.1. Closed Session

S. ADJOURNMENT

The Meeting **ADJOURNED** at 10:25 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk



500 West Big Beaver
Troy, MI 48084
troymi.gov

BOARD & COMMITTEE MINUTES COVER SHEET

J.2.b.

Board and Committee Minutes:

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

ATTACHMENT(S):

20260117 Special

A. CALL TO ORDER:

A Special Meeting of the Troy City Council was held on Saturday, January 17, 2026, at City Hall, 500 W. Big Beaver Rd. Mayor Baker called the meeting to order at 9:00 AM.

B. ROLL CALL:

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

Request to Waive City Council Rule #20 Wire Communications By and To Council Members During Any Meeting of Council

Resolution #2026-01-009
Moved by Baker
Seconded by Hamilton

WHEREAS, At the City Council Special Meeting held on Saturday, January 17, 2026, there will be two brainstorming and discussion exercises that include the need for City Council to participate using their own mobile devices; and,

WHEREAS, City Council’s use of these devices will be strictly limited to two specific exercises, their responses will be part of the public record, and the exercises do not involve deliberation or voting on policy;

THEREFORE, BE IT RESOLVED, That Troy City Council hereby **WAIVES** City Council Rule #20 Wire Communications By and To Council Members During Any Meeting of Council in order to allow City Council to participate as described above.

Yes: All-7
No: None

MOTION CARRIED

C. PUBLIC COMMENT:

Susan Kuhn	Commented on crime and ICE
Mary Ellen Barden	Commented on the library and brownfield projects

D. BUSINESS STATED IN THE SPECIAL MEETING NOTICE:

D.1. 2026 Advance

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

F. ADJOURNMENT

The Meeting **ADJOURNED** at 3:00 PM.

Mayor Ethan Baker

M. Aileen Dickson, MMC, MiPMC3
City Clerk

2026 SCHEDULED SPECIAL CITY COUNCIL MEETINGS:

Saturday, January 17, 2026	2026 Advance
Monday, January 26, 2026	Special Meeting - City Manager & City Attorney Evaluations
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:

January 12, 2026	Regular Meeting
January 26, 2026	Regular Meeting
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



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

J.4.a.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Emily Frontera, Purchasing Manager
Jason Schmidt, Water & Sewer Operations Manager

Subject: Standard Purchasing Resolution 2: Award to Low Bidder Meeting Specifications – Type ‘K’ Copper Tubing

History

- The Water & Sewer Division is responsible for all water service line installations, repairs, and re-taps due to new construction and water main replacement projects.
- Type ‘K’ Copper Tubing is an ASTM specification standard for domestic water service and distribution.
- Due to the volatility of the commodity market, prices are good for sixty (60) days.

Purchasing

- On January 15, 2026 a bid opening was conducted as required by the City Charter and Code for Type ‘K’ Copper Tubing.
- The bid was posted on the MITN Purchasing Group website; www.bidnetdirect.com/city-of-troy-mi.
- One Hundred and nineteen (119) vendors were notified via the MITN website. Two (2) bid responses were received. Two (2) additional bids were non-responsive as they did not provide the bid surety as specified in the bid documents.
- Below is a detailed summary of potential vendors for the bid opportunity:

Companies notified via MITN	119
Troy Companies notified via MITN	3
Troy Companies- Active email notification	3
Troy Companies- Active Free	0
Companies that viewed the bid	23
Troy Companies that viewed the bid	0

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

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

Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities with the City.

Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.

- The bid responses were reviewed and *Core & Main LP of Shelby Township, MI* is the overall low bidder meeting all specifications. *Core & Main LP* has successfully provided for the City of Troy on past purchases meeting all contract requirements and has demonstrated an exemplary level of customer service.

Financial

Funds are budgeted and available in the Water Fund under the Water & Sewer Division accounts for Maintenance of Service 591.537.542.740.010 and Maintenance of Meters 591.537.543.740.010 for the 2026 Fiscal Year.

Recommendation

City Management recommends awarding the contract for 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 the unit prices contained in the bid tabulation opened January 15, 2026. The award is contingent upon the contractor's submission of properly executed bid documents, and all other specified requirements.

Suggested Resolution:

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.

Opening Date: 01/15/2025
 Date Reviewed: 01/15/2025

CITY OF TROY
 BID TABULATION
 TYPE K COPPER TUBING

ITB-COT 25-37
 Page 1 of 1

VENDOR NAME:	Core & Main LP	Ferguson Enterprises, LLC
CITY:	Shelby Twp., MI	Warren, MI
CHECK NUMBER:	1019599177	563613
CHECK AMOUNT:	\$1,250.00	\$1,250.00

PROPOSAL: To furnish TYPE K COPPER TUBING. Tubing must be in compliance with Federal Specifications: ASTM Specifications B-88, Type "K" Water Services.

ITEM	Estimated Quantity	Description	Price Per Roll	Total Price	Price Per Roll	Total Price
1	150 Rolls (9,000 FT.)	1"X60' Type "K" Soft Copper Tubing (60-foot rolls)	\$662.40	\$99,360.00	\$643.80	\$96,570.00
		Manufacturer:	Bison		Bison (Domestic)	
1	25 Rolls (2,500 FT.)	1"X100' Type "K" Soft Copper Tubing (100-foot rolls)	\$1,104.00	\$27,600.00	\$1,073.00	\$26,825.00
		Manufacturer:	Bison		Bison (Domestic)	
2	20 Rolls (1,200 FT.)	1-1/2"X60' Type "K" Soft Copper Tubing (60-foot rolls)	\$1,127.40	\$22,548.00	\$1,240.20	\$24,804.00
		Manufacturer:	Cambridge- Lee		Mueller (Domestic)	
3	20 Rolls (1,200 FT.)	2"X60' Type "K" Soft Copper Tubing (60-foot rolls)	\$1,729.80	\$34,596.00	\$1,902.60	\$38,052.00
		Manufacturer:	Cambridge- Lee		Mueller (Domestic)	
GRAND TOTAL:			\$184,104.00		\$186,251.00	

CONTACT INFORMATION: Y or N	Y	Y
PAYMENT TERMS:	Net 30	Net 30
WARRANTY:	12 Months	Manufacturers Warranty
DELIVERY DATE(S):	1-7 days ARO	5-7 days
EXCEPTIONS:	None	None
ACKNOWLEDGMENT: Y or N	Y	Y
FORMS: Y or N	Y	Y

Non-Responsive: *Morgan Inglad LLC*
Elite Textile Trading LLC

Attest:
 (*Bid Opening conducted via Zoom)

Teresa Shepard
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: January 22, 2026

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 – MML CapCon 2026

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

Registration for this event is \$385.00 (early bird discount) plus any additional activities selected (see registration worksheet attached). 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.

Suggested Resolution:

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.

CapCon Registration

HOME » **CAPCON REGISTRATION POLICIES**

CapCon Registration Policies

+ **Registration Includes**

– **Registration Fees**

Early Bird Registration

On or before January 30, 2026

MML Full & Associate Members/BAP Participants — \$385/person

Nonmember Government Entities/MML Fund & Pool Program Members —
\$700/person

Regular Registration

\$700/person

Onsite Registration

March 10–11, 2026

MML Full & Associate Members/BAP Participants — \$550/person

Nonmember Government Entities/MML Fund & Pool Program Members —
\$750/person

Add-on Registration Items

Additional Attendees

Student — \$150/person

Guest — \$150/person

Additional Meals/Activities

Michigan Women in Municipal Government (MWIMG) Annual Meeting & Luncheon

—pre-registration required — \$65

Tuesday, March 10, 12–1:30 p.m.

Michigan Black Caucus of Local Elected Officials (MBC-LEO) Annual Meeting &

Luncheon — pre-registration required

Wednesday, March 11, 12–1:30 p.m.

+ **Registration Types**

+ **Anti-Discrimination Policy**

+ **Educational Credit Policy**

We love where you live.

Contact

info@mml.org

734-662-3246

Locations

Headquarters

1675 Green Rd.

Ann Arbor, MI 48105

Capital Office



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.4.c.

Date: January 22, 2026

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
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 Winter Leadership Meeting

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

There is no registration cost for this event (see registration worksheet attached). 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.

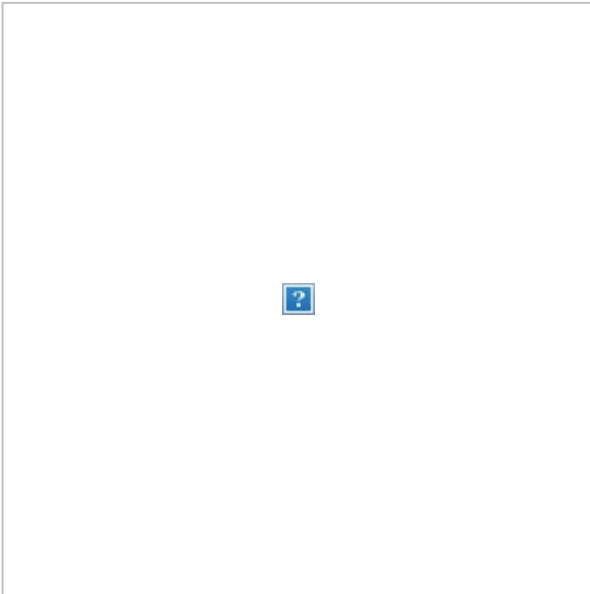
Suggested Resolution:

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.

From: [Tom Cochran](#)
To: [Cheryl A Rivera](#)
Subject: REGISTRATION OPEN: USCM Leadership Meeting | Los Angeles | February 12-14
Date: Thursday, January 22, 2026 9:14:43 AM

CAUTION: This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

[View this email in your browser](#)



TO: The Mayor

FROM: Tom Cochran, CEO and Executive Director





I'm pleased to share that registration is now open for our **2026 Winter Leadership Meeting!** United States Conference of Mayors President David Holt will preside over the Meeting in Los Angeles from **Thursday, February 12, to Saturday, February 14, 2026**. Additional details and a meeting agenda will follow.

REGISTER

Please note: a \$500 registration fee will now apply to non-mayoral attendees, excluding security personnel and mayoral spouses, partners, and families.

Meeting Outline

President David Holt has planned a unique Winter Leadership experience in Los Angeles. Over the course of less than 48 hours, USCM leadership mayors will have the opportunity to personally engage with some of the most interesting events and places in Los Angeles and beyond.

Mayors will stay at the Westin Bonaventure Hotel, made famous by movies like *True Lies*, *In the Line of Fire*, and many more.

Thursday night, the gathering will commence with a unique opportunity for leadership mayors to visit the LA28 offices in downtown Los Angeles, where America's Olympics are being planned. Senior LA28 leadership is expected to join the mayors.

Friday, we will hold substantive and important discussions at the Bonaventure. Then, mayors will head to Inglewood to experience the NBA All-Star Celebrity Game. From there, mayors will head to Getty House, the Los Angeles mayoral residence, where Mayor Karen Bass will host us.

We'll finish up with more important discussions Saturday morning, and the meeting will end at noon.

President Holt, Mayor Bass, and our entire team hope you can join us for this special winter leadership meeting in Los Angeles!

Hotel

The Westin Bonaventure Hotel
404 S Figueroa Street
Los Angeles, CA 90071

The USCM room rate is \$347.74/night, including taxes. You will be able to book your hotel room after registering for the meeting. In order to secure the USCM room rate, please make your reservation no later than **Sunday, February 1, 2026**.

For questions on meeting registration, please email our [Meetings Department](#) or call

202-861-6796.

For questions on hotel reservations and travel, please contact Globetrotter Travel at 301-570-0800 and press 2.



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To change your contact information, please visit <https://community.usmayors.org/>.

Our mailing address is:

United States Conference of Mayors
1620 I St NW
4th FL
Washington, DC 20006

[Add us to your address book](#)

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[Update your contact information](#), [update your preferences](#), or [unsubscribe from this list](#)



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.5.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiepe, Public Works Director
G. Scott Finlay, City Engineer

Subject: Traffic Signal Agreements – Troy Downtown Development Authority Big Beaver Enhancements

History

On October 19, 2022, the Troy Downtown Development Authority (DDA) approved a conceptual design and theme for the DDA District, specifically for publicly owned property, to improve placemaking, beautification, mobility, and connectivity along Big Beaver Road. Two phases of work involved landscaping at the Diverging Diamond Intersection (DDI). The next phase includes a pedestrian crossing across Big Beaver Road at Talbot Ave.

The Road Commission for Oakland County (RCOC) requires a City Council resolution approving the attached signal agreements, along with a copy of the signed agreements for their records.

Financial

The installation of the new traffic signal is included as part of the DDA enhancement project; the City's obligation is for the future maintenance costs. The average annual traffic signal operation and maintenance costs are approximately \$2,000 a year and are budgeted in the Major Road Fund.

Recommendation

Staff recommends that the City Council approve the attached traffic signal agreements with RCOC for the installation of traffic signals, as part of the DDA enhancement project and the City's obligation for future maintenance. Furthermore, staff recommends that the Mayor and City Clerk be authorized to execute the agreements.

Legal Review

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

Suggested Resolution:

RESOLVED, That Troy City Council hereby **APPROVES**, 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.

**STATE OF MICHIGAN
BOARD OF COUNTY ROAD COMMISSIONERS
OAKLAND COUNTY
AGREEMENT FOR TRAFFIC CONTROL DEVICE**

Type of Work: Installation and Maintenance of a Traffic Signal

Location: Big Beaver Rd WB and Talbot Ave

Signal No: 1637

Date Effective:

Under authority of state law and by virtue of resolution formally adopted by their respective governing bodies, the under-signed hereby agree to pay the Maintenance Costs (as defined below) related to the above traffic control device on the basis of the following division of costs as set forth in this agreement (“Agreement”). Invoices for Maintenance Costs are to be billed monthly by the Road Commission for Oakland County (“RCOC”). Title to the traffic signal and related equipment shall be in the name of the RCOC, or with the governmental agency that has jurisdiction of the intersection when purchased for roads not under the jurisdiction of the RCOC.

DIVISION OF MAINTENANCE COSTS

<u>AGENCY</u>	<u>INSTALLATION</u>		<u>MAINTENANCE</u>
	Percent	Estimated Cost	Percent
CITY OF TROY	100 %	\$ N/A	100 %
Total	100 %	\$ N/A	100 %

Maintenance Costs include costs related to operation, repair, maintenance, removal, and replacement of the above referenced traffic control device. It is further agreed that the RCOC will be the agency invoiced for energy billings and/or communications billings (“Billings”) for the above referenced traffic control device. The RCOC will pay the invoices for the Billings and subsequently invoice CITY OF TROY seeking reimbursement for payment of the Billings pursuant to the division of Maintenance Costs stated above. The RCOC’s payment of the Billings shall be included as maintenance costs on the RCOC invoice to CITY OF TROY.

It is further agreed that the agency responsible for making original and replacement installations and performing maintenance shall be the RCOC. The parties are responsible for the Maintenance Costs pursuant to the division of costs stated above, and the RCOC will invoice CITY OF TROY for the Maintenance Costs pursuant to the division of costs stated above.

CITY OF TROY shall pay all RCOC invoices within 30 days of the date of the invoice, or CITY OF TROY shall be in default under this Agreement. If CITY OF TROY is in default under this Agreement, then RCOC may remove the traffic control device and/or file an action in the appropriate court seeking monetary damages as a result of the default, including but not limited to its attorney’s fees and costs.

To the fullest extent permitted by law, CITY OF TROY shall indemnify and hold the RCOC, its respective officers, employees and agents harmless from all suits, claims, complaints, charges, judgments, causes of action and expenses, including attorney's fees, resulting or alleged to result, from any negligent acts or omissions by CITY OF TROY its employees and agents occurring in the performance of or breach in this Agreement.

In the event the traffic control device referred to in this Agreement is located on a road or street that is under the jurisdiction of the RCOC and by virtue of this Agreement will be maintained by an agency other than the RCOC, then and in that event the said agency hereby acknowledges that it is undertaking the RCOC's duty to maintain the said traffic control device, further agrees to provide insurance coverage protecting the RCOC, and further agrees to provide a Certificate of Insurance acceptable to the RCOC upon the agency's execution of this Agreement.

This Agreement is terminable on thirty days written notice by any party. CITY OF TROY shall pay any outstanding invoices upon written notice of the termination, and the final invoice shall be paid immediately upon receipt.

APPROVED:
**ROAD COMMISSION
FOR OAKLAND COUNTY**

Date _____

By _____
Danielle Deneau, P.E.
DIRECTOR OF TRAFFIC-SAFETY

APPROVED:
CITY OF TROY

Date _____

By _____

Title of Authorized Official

* Certified copy of resolution must be submitted with this form for the new installations.

**STATE OF MICHIGAN
BOARD OF COUNTY ROAD COMMISSIONERS
OAKLAND COUNTY
AGREEMENT FOR TRAFFIC CONTROL DEVICE**

Type of Work: Installation and Maintenance of a Traffic Signal

Location: Big Beaver Rd EB and x/o 490' w/o Charter Dr

Signal No: 1638

Date Effective:

Under authority of state law and by virtue of resolution formally adopted by their respective governing bodies, the under-signed hereby agree to pay the Maintenance Costs (as defined below) related to the above traffic control device on the basis of the following division of costs as set forth in this agreement (“Agreement”). Invoices for Maintenance Costs are to be billed monthly by the Road Commission for Oakland County (“RCOC”). Title to the traffic signal and related equipment shall be in the name of the RCOC, or with the governmental agency that has jurisdiction of the intersection when purchased for roads not under the jurisdiction of the RCOC.

DIVISION OF MAINTENANCE COSTS

<u>AGENCY</u>	<u>INSTALLATION</u>		<u>MAINTENANCE</u>
	Percent	Estimated Cost	Percent
CITY OF TROY	100 %	\$ N/A	100 %
Total	100 %	\$ N/A	100 %

Maintenance Costs include costs related to operation, repair, maintenance, removal, and replacement of the above referenced traffic control device. It is further agreed that the RCOC will be the agency invoiced for energy billings and/or communications billings (“Billings”) for the above referenced traffic control device. The RCOC will pay the invoices for the Billings and subsequently invoice CITY OF TROY seeking reimbursement for payment of the Billings pursuant to the division of Maintenance Costs stated above. The RCOC’s payment of the Billings shall be included as maintenance costs on the RCOC invoice to CITY OF TROY.

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CITY OF TROY shall pay all RCOC invoices within 30 days of the date of the invoice, or CITY OF TROY shall be in default under this Agreement. If CITY OF TROY is in default under this Agreement, then RCOC may remove the traffic control device and/or file an action in the appropriate court seeking monetary damages as a result of the default, including but not limited to its attorney’s fees and costs.

To the fullest extent permitted by law, CITY OF TROY shall indemnify and hold the RCOC, its respective officers, employees and agents harmless from all suits, claims, complaints, charges, judgments, causes of action and expenses, including attorney's fees, resulting or alleged to result, from any negligent acts or omissions by CITY OF TROY its employees and agents occurring in the performance of or breach in this Agreement.

In the event the traffic control device referred to in this Agreement is located on a road or street that is under the jurisdiction of the RCOC and by virtue of this Agreement will be maintained by an agency other than the RCOC, then and in that event the said agency hereby acknowledges that it is undertaking the RCOC's duty to maintain the said traffic control device, further agrees to provide insurance coverage protecting the RCOC, and further agrees to provide a Certificate of Insurance acceptable to the RCOC upon the agency's execution of this Agreement.

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APPROVED:
**ROAD COMMISSION
FOR OAKLAND COUNTY**

Date _____

By _____
Danielle Deneau, P.E.
DIRECTOR OF TRAFFIC-SAFETY

APPROVED:
CITY OF TROY

Date _____

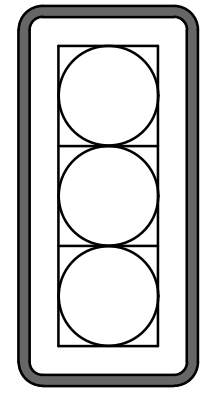
By _____

Title of Authorized Official

* Certified copy of resolution must be submitted with this form for the new installations.

Talbot Ave

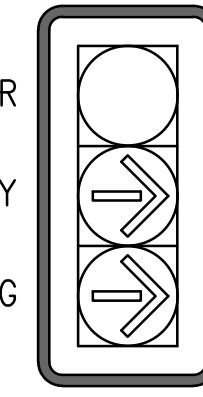
FACING EAST & WEST
INSTALL TWO WAY, 8 FOOT NON-ILLUMINATED STREET NAME SIGN



FACING SOUTH (T.S.#1, #2, #3)
EAST (T.S.#6, #7, #8)

Big Beaver Rd

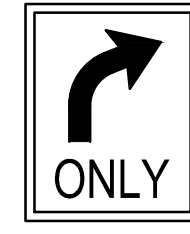
FACING NORTH
INSTALL ONE WAY, 8 FOOT NON-ILLUMINATED STREET NAME SIGN



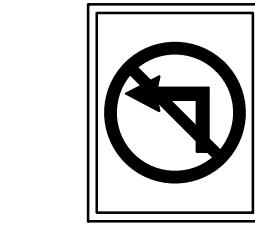
FACING NORTH (T.S.#4, #5)



FACING SOUTH (C.S.#1)
INSTALL ONE WAY, 24"x30" NON-ILLUMINATED CASE SIGN

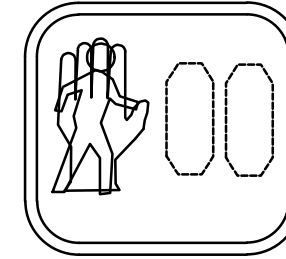


FACING NORTH (C.S.#2)
INSTALL ONE WAY, 24"x30" NON-ILLUMINATED CASE SIGN

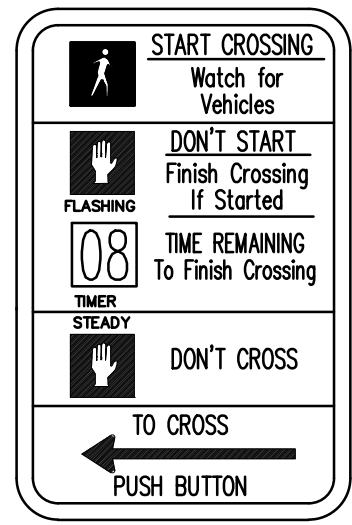


FACING EAST (C.S.#3)
INSTALL ONE WAY, 24"x30" NON-ILLUMINATED CASE SIGN

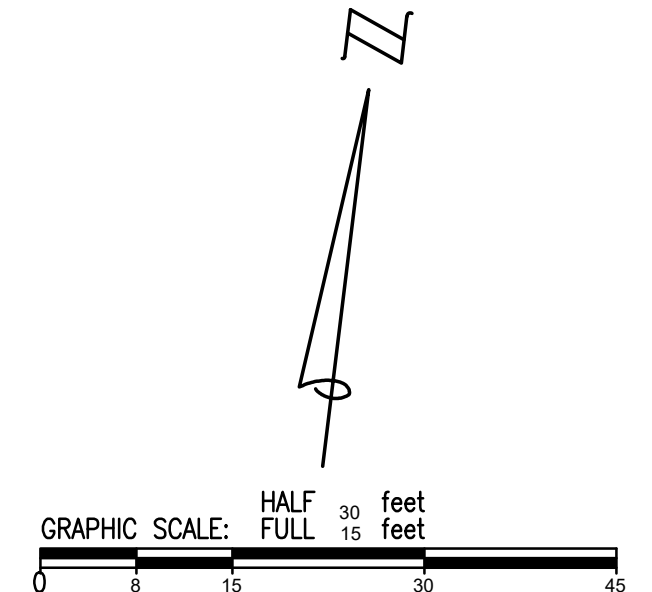
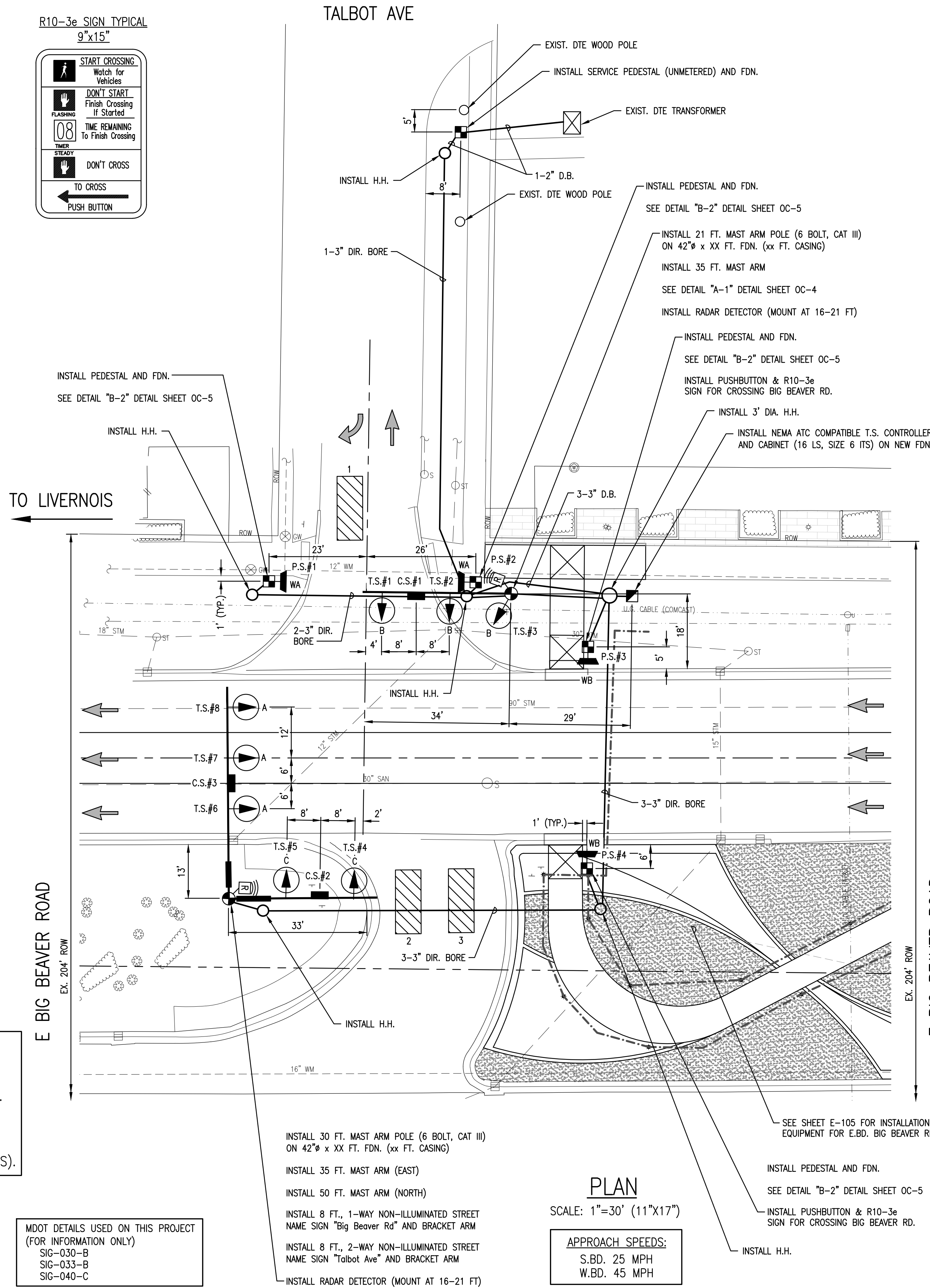
PEDESTRIAN COUNTDOWN LEGEND



R10-3e SIGN TYPICAL 9"x15"



TALBOT AVE



QUANTITIES THIS SHEET		
1	Coating Galvanized Support Structures	2 Ea
2	Conduit, DB, 1, 1 1/4 inch	65 Ft
3	Conduit, DB, 1, 3 inch	25 Ft
4	Conduit, DB, 3, 3 inch	65 Ft
5	Conduit, DB, 3, 4 inch	10 Ft
6	Cable, Sec, 600V, 1, 3/C#6	205 Ft
7	Conduit, Directional Bore, 1, 3 inch, RCOC	110 Ft
8	Conduit, Directional Bore, 2, 3 inch, RCOC	50 Ft
9	Conduit, Directional Bore, 3, 3 inch, RCOC	75 Ft
10	Hh, Round, 2 foot dia, RCOC	5 Ea
11	Hh, Round, 3 foot dia, RCOC	1 Ea
12	Controller Fdn, Base Mtd	1 Ea
13	Global Positioning System Module	1 Ea
14	Pedestal, Fdn	5 Ea
15	Pedestal, Underground Serv, Unmetered	1 Ea
16	Pushbutton and Sign	2 Ea
17	TS, Pedestrian, One Way Pedestal Mtd (LED) Countdown	4 Ea
18	Casing, 42 inch	21 Ft
19	Mast Arm Pole, Cat I	2 Ea
20	Mast Arm, 35 foot, Cat I	2 Ea
21	Mast Arm, 50 foot, Cat I	1 Ea
22	Mast Arm Pole Fdn, 6 Bolt	28 Ft
23	TS, One Way Bracket Arm Mtd (LED), Long Life	1 Ea
24	TS, One Way Mast Arm Mtd (LED), Long Life	7 Ea
25	Antenna, Delivered, RCOC	1 Ea
26	Backplate, TS, RCOC	7 Ea
27	Cabinet, ITS Type, Delivered, RCOC	1 Ea
28	Cabinet, ITS Type, RCOC	1 Ea
29	Camera, Traf Monitoring, RCOC	1 Ea
30	Case Sign, One Way, 24 inch by 30 inch, Non-Illuminated, RCOC	3 Ea
31	Cellular Router, 4/5G, Delivered, RCOC	1 Ea
32	Controller, Digital Type, Delivered, Blue, RCOC	1 Ea
33	GPS Priority Control System, RCOC	1 Ea
34	Pedestal, Alum, RCOC	4 Ea
35	Radar Vehicle Presence Stop-Bar Detector Sensor, RCOC	2 Ea
36	Radar Vehicle Presence Stop-Bar Detector System, RCOC	1 Ea
37	Street Name Sign, Non-Illuminated, Bracket Arm, RCOC	2 Ea
38	Street Name Sign, Non-Illuminated, One Way, 8 foot, RCOC	1 Ea
39	Street Name Sign, Non-Illuminated, Two Way, 8 foot, RCOC	1 Ea

CONTACT MR. STEVE WHEELER (248) 858-7250 EIGHT WEEKS PRIOR TO NEW SIGNAL TURN ON TO OBTAIN RCOC BOARD APPROVAL. NEW SIGNAL SHALL BE IN FLASH MODE A MINIMUM OF 7 CALENDAR DAYS PRIOR TO ACTIVATION.

FOR 120V. SERVICE CONTACT MR. XXX, DTE ENERGY, (248) XXX. NO COST TO CONTRACTOR.

POLES AND MAST ARMS SHALL BE POWDER COATED. PAID FOR AS COATING OF GALVANIZED SUPPORT STRUCTURES (EA).

PEDESTALS, CABINET, AND MOUNTING HARDWARE SHALL BE PAINTED. PAYMENT SHALL BE INCLUDED IN OTHER ITEMS OF WORK AND NOT PAID FOR SEPARATELY.

THE COLOR SHALL BE DARK BRONZE (FS-595 #37056-SEMI GLOSS).

- NOTES:
- INSTALL 1-1 1/4" D.B. CONDUIT FROM NEW SUPPORT POST TO H.H.
 - EXACT LOCATIONS OF SUPPORT POSTS SHALL BE DETERMINED BY THE ENGINEER.
 - PUSHBUTTONS SHALL BE 10" (SIDE REACH) FROM EDGE OF LANDING.
 - SEE DETAIL GRADING SHEETS FOR SIDEWALK DETAIL GRADES. COORDINATE SIDEWALK AND SIGNAL CONSTRUCTION.
 - THE ARC UNIT SHALL BE LOCATED IN THE ITS PORTION OF THE CABINET. PROVIDE AN SDLC CABLE LONG ENOUGH TO CONNECT TO THE ARC UNIT.

MDOT DETAILS USED ON THIS PROJECT (FOR INFORMATION ONLY)
SIG-030-B
SIG-033-B
SIG-040-C

- INSTALL 30 FT. MAST ARM POLE (6 BOLT, CAT III) ON 42" x XX FT. FDN. (XX FT. CASING)
- INSTALL 35 FT. MAST ARM (EAST)
- INSTALL 50 FT. MAST ARM (NORTH)
- INSTALL 8 FT., 1-WAY NON-ILLUMINATED STREET NAME SIGN "Big Beaver Rd" AND BRACKET ARM
- INSTALL 8 FT., 2-WAY NON-ILLUMINATED STREET NAME SIGN "Talbot Ave" AND BRACKET ARM
- INSTALL RADAR DETECTOR (MOUNT AT 16-21 FT)

PLAN
SCALE: 1"=30' (11"x17")

APPROACH SPEEDS:
S.B.D. 25 MPH
W.B.D. 45 MPH

CO. ATS
811
Know what's below.
Call before you dig.

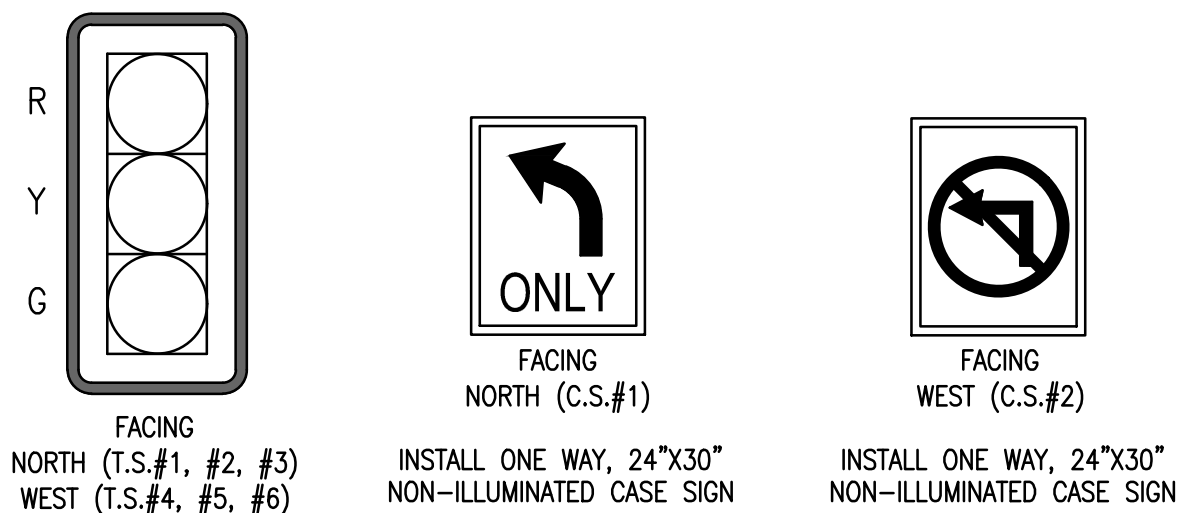
OHM
ARCHITECTS ENGINEERS PLANNERS
OHM-ADVISORS.COM

PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED FOR:	REVISION	DESCRIPTION	DATE
XXXXMMDD			

PROJECT NUMBER: 012825-0010
CITY OF TROY
BIG BEAVER RD STREETSCAPE - PHASE 2
TRAFFIC SIGNAL - WB BIG BEAVER RD & TALBOT DR
TROY, MI

E-103

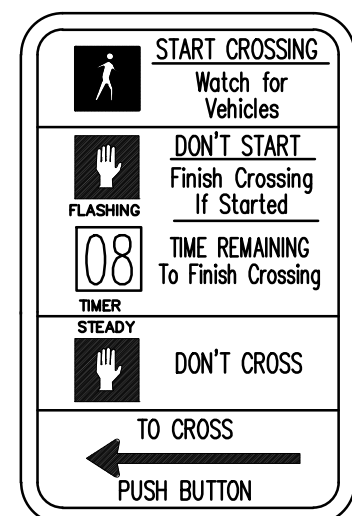


FACING NORTH (T.S.#1, #2, #3)
WEST (T.S.#4, #5, #6)

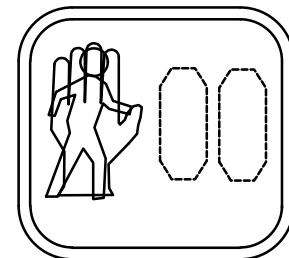
FACING NORTH (C.S.#1)
INSTALL ONE WAY, 24"x30" NON-ILLUMINATED CASE SIGN

FACING WEST (C.S.#2)
INSTALL ONE WAY, 24"x30" NON-ILLUMINATED CASE SIGN

R10-3e SIGN TYPICAL
9"x15"



PEDESTRIAN COUNTDOWN LEGEND



QUANTITIES THIS SHEET		
1	Serv Disconnect	1 Ea
2	Hh, Round, 2 foot dia, RCOC	2 Ea
3	Hh, Round, 3 foot dia, RCOC	1 Ea
4	Controller Fdn, Base Mtd	1 Ea
5	Global Positioning System Module	1 Ea
6	Pedestal, Fdn	2 Ea
7	Pushbutton and Sign	2 Ea
8	TS, Pedestrian, One Way Pedestal Mtd (LED) Countdown	2 Ea
9	Casing, 42 inch	11 Ft
10	Mast Arm Pole, Cat I	1 Ea
11	Mast Arm, 40 foot, Cat I	1 Ea
12	Mast Arm, 50 foot, Cat I	1 Ea
13	Mast Arm Pole Fdn, 6 Bolt	14 Ft
14	TS, One Way Mast Arm Mid (LED), Long Life	5 Ea
15	TS, One Way Pedestal Mtd (LED), Long Life	1 Ea
16	Antenna, Delivered, RCOC	1 Ea
17	Backplate, TS, RCOC	5 Ea
18	Cabinet, ITS Type, Delivered, RCOC	1 Ea
19	Cabinet, ITS Type, RCOC	1 Ea
20	Case Sign, One Way, 24 inch by 30 inch, Non-Illuminated, RCOC	2 Ea
21	Cellular Router, 4/5G, Delivered, RCOC	1 Ea
22	Controller, Digital Type, Delivered, Blue, RCOC	1 Ea
23	GPS Priority Control System, RCOC	1 Ea
24	Pedestal, Alum, RCOC	2 Ea
25	Radar Vehicle Presence Stop-Bar Detector Sensor, RCOC	2 Ea
26	Radar Vehicle Presence Stop-Bar Detector System, RCOC	1 Ea
27	Coating Galvanized Support Structures	1 Ea
28	Conduit, DB, 1, 1 1/4 inch	40 Ft
29	Conduit, DB, 2, 3 inch	160 Ft
30	Conduit, DB, 3, 3 inch	5 Ft
31	Cable, Sec, 600V, 1, 3/C#6	455 Ft
32	Conduit, Directional Bore, 3, 3 inch, RCOC	75 Ft

POLES AND MAST ARMS SHALL BE POWDER COATED. PAID FOR AS COATING OF GALVANIZED SUPPORT STRUCTURES (EA).

PEDESTALS, CABINET, AND MOUNTING HARDWARE SHALL BE PAINTED. PAYMENT SHALL BE INCLUDED IN OTHER ITEMS OF WORK AND NOT PAID FOR SEPARATELY.

THE COLOR SHALL BE DARK BRONZE (FS-595 #37056-SEMI GLOSS).

CONDUIT TYPICALS:

STEEL POLE TO H.H. ----- 3-3" & 1-1 1/4"
WOOD POLE TO H.H. ----- AS INDICATED
PEDESTAL TO H.H. ----- 1-3" & 1-1 1/4"
SUPPORT POST TO H.H. ----- 1-1 1/4"

CONTROLLER TO H.H. SHALL BE 3-4" D.B., 1-3" D.B. & 1-1 1/4" D.B. (CAP 1-3" CONDUIT IN H.H. & CABINET FOR R.C.O.C. USE ONLY)

CONTACT MR. STEVE WHEELER (248) 858-7250 EIGHT WEEKS PRIOR TO NEW SIGNAL TURN ON TO OBTAIN RCOC BOARD APPROVAL. NEW SIGNAL SHALL BE IN FLASH MODE A MINIMUM OF 7 CALENDAR DAYS PRIOR TO ACTIVATION.

NOTES:

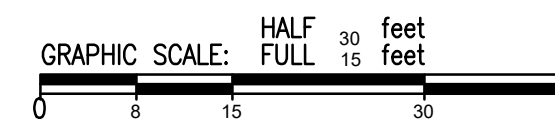
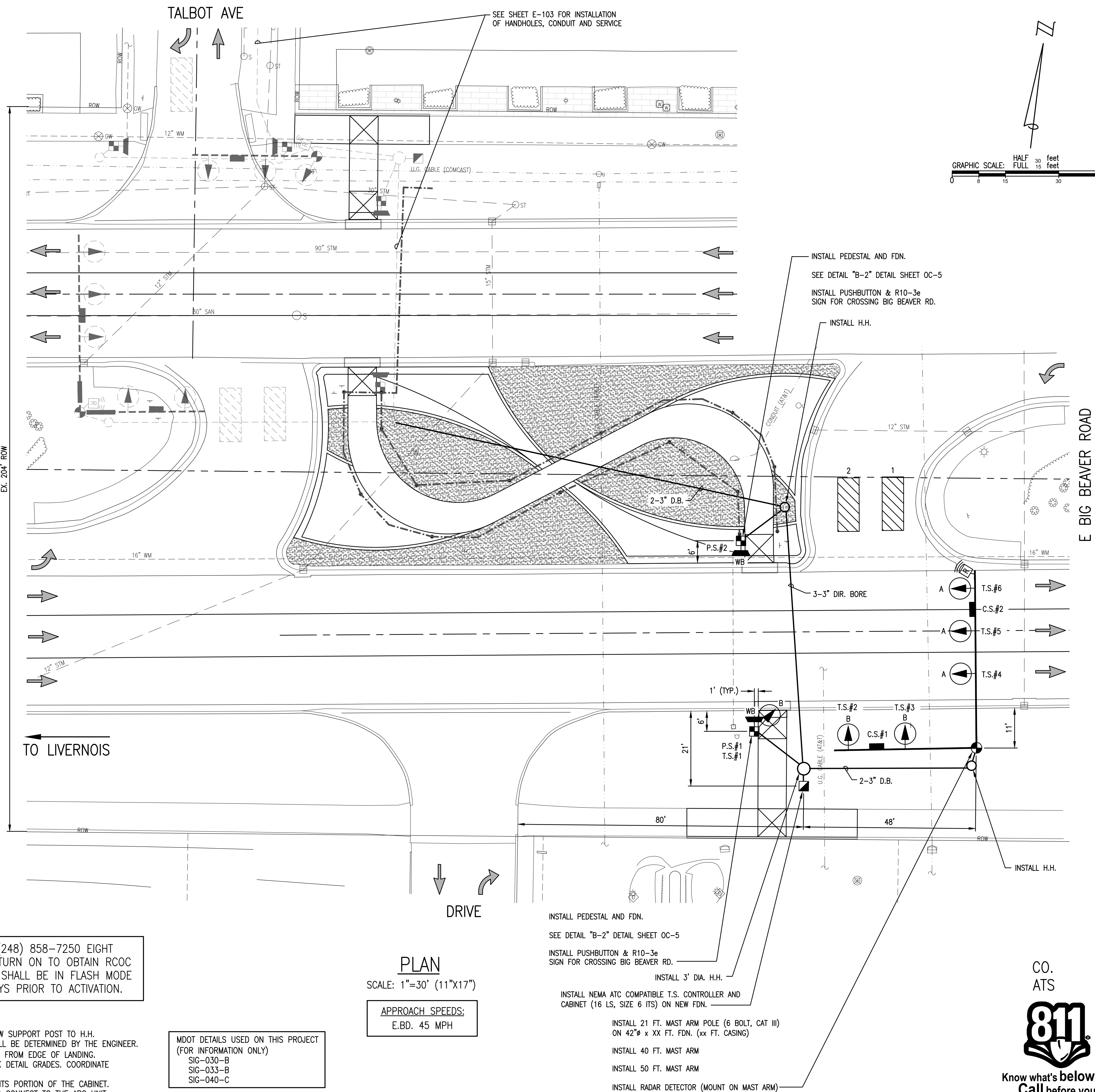
- INSTALL 1-1 1/4" D.B. CONDUIT FROM NEW SUPPORT POST TO H.H.
- EXACT LOCATIONS OF SUPPORT POSTS SHALL BE DETERMINED BY THE ENGINEER.
- PUSHBUTTONS SHALL BE 10" (SIDE REACH) FROM EDGE OF LANDING.
- SEE DETAIL GRADING SHEETS FOR SIDEWALK DETAIL GRADES. COORDINATE SIDEWALK AND SIGNAL CONSTRUCTION.
- THE ARC UNIT SHALL BE LOCATED IN THE ITS PORTION OF THE CABINET. PROVIDE AN SDLC CABLE LONG ENOUGH TO CONNECT TO THE ARC UNIT.

MDOT DETAILS USED ON THIS PROJECT
(FOR INFORMATION ONLY)
SIG-030-B
SIG-033-B
SIG-040-C

PLAN

SCALE: 1"=30' (11"x17")

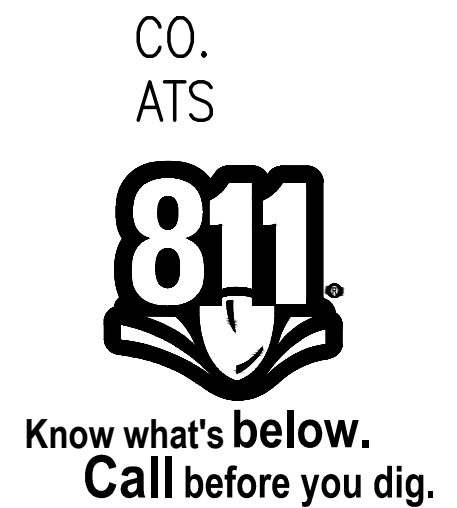
APPROACH SPEEDS:
E.B.D. 45 MPH



PRELIMINARY - NOT FOR CONSTRUCTION

ISSUED FOR:	ISSUE DESCRIPTION	REVISION	DESCRIPTION

PROJECT NUMBER: 012825-0010
CITY OF TROY
BIG BEAVER RD STREETScape - PHASE 2
TRAFFIC SIGNAL - EB BIG BEAVER RD & TALBOT DR
TROY, MI





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.6.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Antonio Cicchetti, Deputy City Engineer

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

History

Tower Built, LLC proposes to develop De Etta Utility Extension located on the west side of Rochester Road, south of South Blvd, Section 3.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Tower Built, LLC on behalf of the City of Troy, including: Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement. The required fees and refundable escrow deposits in the form of, that will assure completion of the municipal improvements, have been provided by Tower Built, LLC (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

Suggested Resolution:

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.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **25.902.3**

Project Location: **NE 1/4 SECTION 3**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this 9th day of January, 2026 by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and Tower Built, LLC whose address is 52975 Van Dyke, Suite #302, Shelby Twp., MI 48316 and whose telephone number is 586-524-2855 hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of Water Main, Sanitary Sewer, Storm Sewer, and Asphalt Pavement in accordance with plans prepared by J.A.D. Services whose address is 5119 Highland Road, Suite #201, Waterford, MI 48327 and whose telephone number is 248-739-9955 and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ 105,005.00. This amount will be deposited with the City in the form of (check one):

Cash/Check

Certificate of Deposit & 10% Cash

Irrevocable Bank Letter of Credit & 10% Cash

Performance Bond & 10% Cash

} _____

10% Cash 10,500.50

Refundable cash deposit in the amount of \$ 25,510.00. This amount will be deposited with the City in the form of (check one):

Cash

Check

Non-refundable cash fees in the amount of \$ 742.14. This amount will be paid to the City in the form of (check one):

Cash

Check

Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy

**Contract for Installation of Municipal Improvements
(Private Agreement)**

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this 8th day of Jan, 2026.

OWNERS

By:

Jayne
*
Its: Jacqueline Cheyne
Please Print or Type

RHC
*
Its: Robert Cheyne
Please Print or Type

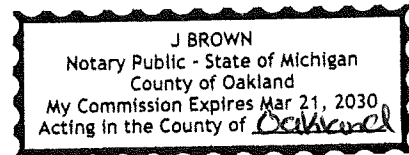
STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 8th day of Jan, A.D. 2026, before me personally appeared Jacqueline + Robert Cheyne known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

J Brown

NOTARY PUBLIC, Oakland, Michigan

My commission expires: March 21, 2030
Acting in Oakland County, Michigan



City Of Troy

**Contract for Installation of Municipal Improvements
(Private Agreement)**

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally
appeared _____ known by me
to be the same person(s) who executed this instrument and who acknowledged this to be
his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____
Acting in _____ County, Michigan



Project Construction

Permit No: PPC25.902.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
 Troy, Michigan 48084
 Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
 www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

792 DEETTA **Location**
 88-20-03-252-022 Lot: 74
 Subdivision: Bassett & Smith Flowing Spring
 Project No:

CHEYNE, JACQUELINE ROBER **Permittee/Owner**
 2902 NORTH ALEXANDER
 ROYAL OAK MI 48073

Issued: 01/09/2026 Expires:

Applicant
 Detroit MI 48208
 (586) 405 3536

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

Work Description: Proposed Utility Extensions to Service New House

Stipulations: [Detention Not Required](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	23,440.00
Escrow Deposits	Water Mains	24,580.00
Escrow Deposits	Storm Sewers	30,595.00
Escrow Deposits	Pavement	15,490.00
Escrow Deposits	Grading	10,000.00
Escrow Deposits	Temporary Access Road	900.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	101.00
Cash Fees (Non-Refundable)	arkers - Full Range	2.00
Cash Deposits (Refundable)	Construction Engineering (CE)	94,105.00
Cash Deposits (Refundable)	ROW Restoration	900.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	94,105.00

Amount Due: **0.00**
PAID IN FULL



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

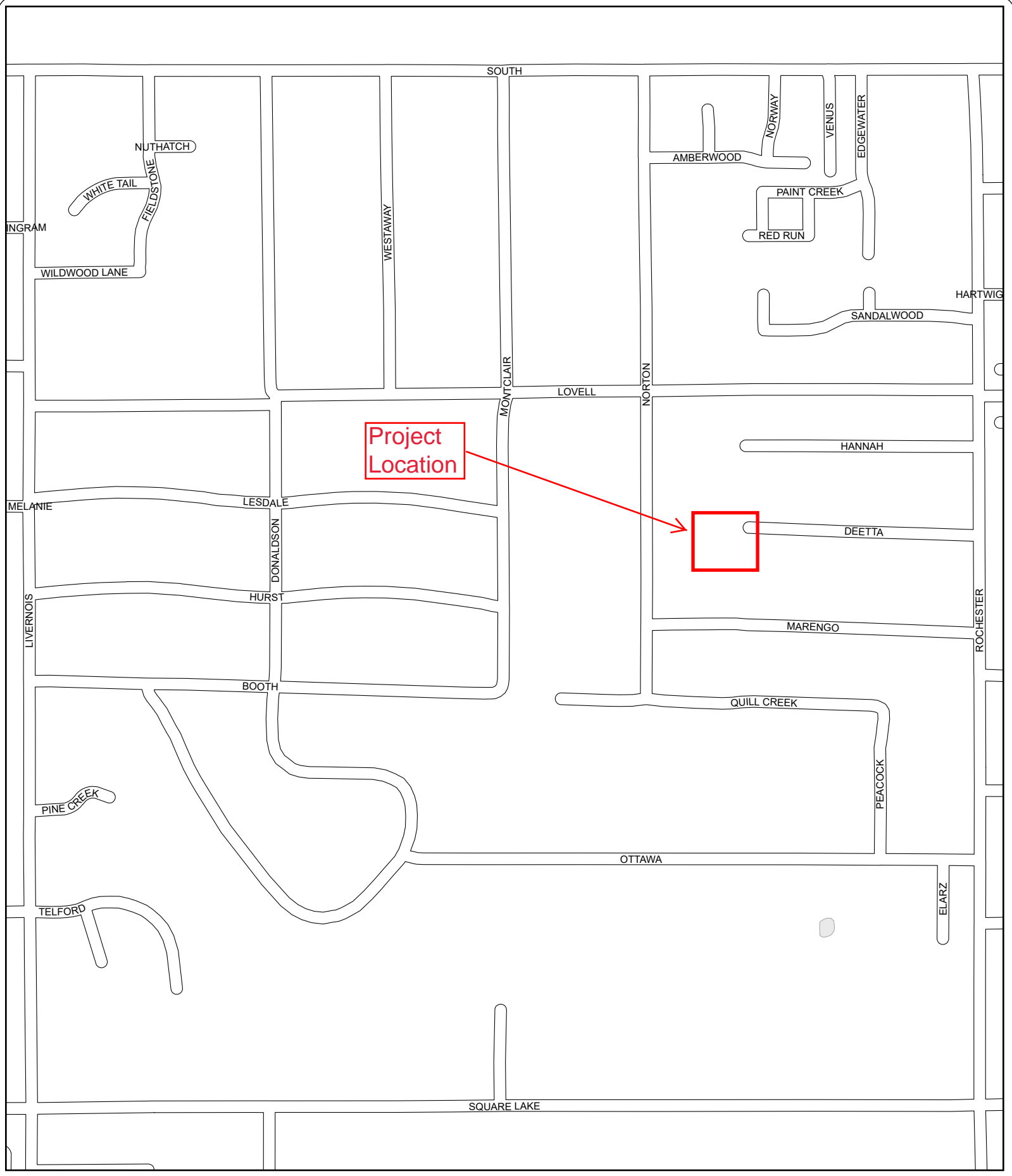
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved and or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.7.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer

Subject: Private Agreement – Contract for Installation of Municipal Improvements - Northfield Enclave - Project No. 25.922.3

History

Eureka Building Company proposes to develop Northfield Enclave located on the west side of Corporate Drive, north of W Long Lake Road, Sec 8.

Troy City Council granted Conditional Rezoning Request approval on August 11th, 2025.

Site grading and utility plans for this development were reviewed and recently approved by the Engineering Department. The plans include municipal improvements, which will be constructed by Eureka Building Company on behalf of the City of Troy including: Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Detention Pond & Sidewalk. The required fees and refundable escrow deposits in the form of a Performance Bond and 10% Cash, that will assure completion of the municipal improvements, have been provided by Eureka Building Company (see attached Private Agreement).

Financial

See attached summary of required deposits and fees for this Private Agreement.

Recommendation

Approval of the Contract for Installation of Municipal Improvements (Private Agreement) is recommended.

Suggested Resolution:

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.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

Project No.: **25.922.3**

Project Location: **SE 1/4 Section 8**

Resolution No: _____

Date of Council Approval: _____

This Contract, made and entered into this **16** day of **January, 2026** by and between the City of Troy, a Michigan Municipal Corporation of the County of Oakland, Michigan, hereinafter referred to as "City" and **Eureka Building Company** whose address is **5920 Livernois, Troy, MI 48098** and whose telephone number is **248-495-7343** hereinafter referred to as "Owners", provides as follows:

FIRST: That the City agrees to permit the installation of **Water Main, Sanitary Sewer, Storm Sewer, Concrete Pavement, Detention Pond & Sidewalk** in accordance with plans prepared by **PEA Group** whose address is **1849 Pond Run, Auburn Hills, MI 48326** and whose telephone number is **877-813-2949** and approved prior to construction by the City in accordance with City of Troy specifications.

SECOND: That the Owners agree to provide the following securities to the City prior to the start of construction, in accordance with the Detailed Summary of Required Deposits & Fees (attached hereto and incorporated herein):

Refundable escrow deposit equal to the estimated construction cost of \$ **846,626.00**. This amount will be deposited with the City in the form of (check one):

Cash/Check	<input type="checkbox"/>	} 10% Cash \$84,662.60
Certificate of Deposit & 10% Cash	<input type="checkbox"/>	
Irrevocable Bank Letter of Credit & 10% Cash	<input type="checkbox"/>	
Performance Bond & 10% Cash	<input checked="" type="checkbox"/>	

Refundable cash deposit in the amount of \$ **173,912.00**. This amount will be deposited with the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Non-refundable cash fees in the amount of \$ **2,109.84**. This amount will be paid to the City in the form of (check one):

Cash	<input type="checkbox"/>	Check	<input checked="" type="checkbox"/>
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Said refundable escrow deposits shall be disbursed to the Owners after approval by the City. The City reserves the right to retain a minimum of ten (10) percent for each escrowed item until the entire site/development has received final inspection and final approval by all City departments. Refundable cash deposits shall be held until final approval has been issued. Disbursements shall be made by the City within a reasonable time, after request for refund of deposits is made by the Owners.

City Of Troy

Contract for Installation of Municipal Improvements (Private Agreement)

THIRD: The owners shall contract for construction of said improvement with a qualified contractor. Owners, or their agents, and contractor(s) agree to arrange for a pre-construction meeting with the City Engineer prior to start of work. All municipal improvements must be completely staked in the field under the direct supervision of a registered civil engineer or registered land surveyor, in accordance with the approved plans. Revisions to approved plans required by unexpected or unknown conflicts in the field shall be made as directed by the City.

FOURTH: Owners agree that if, for any reason, the total cost of completion of such improvements shall exceed the sums detailed in Paragraph SECOND hereof, that Owners will immediately, upon notification by the City, remit such additional amounts in accordance with Paragraph SECOND hereof. In the event the total cost of completion shall be less than the sums as detailed in Paragraph SECOND hereof, City will refund to the Owners the excess funds remaining after disbursement of funds.

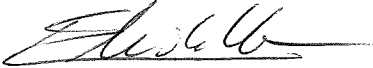
FIFTH: Owners agree to indemnify and save harmless City, their agents and employees, from and against all loss or expense (including costs and attorneys' fees) by reason of liability imposed by law upon the City, its agents and employees for damages because of bodily injury, including death, at any time resulting therefrom sustained by any person or persons or on account of damage to property, including work, provided such injury to persons or damage to property is due or claimed to be due to negligence of the Owner, his contractor, or subcontractors, employees or agents, Owner further agrees to obtain and convey to the City all necessary easements and/or right-of-way for such public utilities as required by the City Engineer.

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed in duplicate on this _____ day of _____, 20_____.

OWNERS

By: ERION NIKOLCA



* _____
Its: owner

* _____
Its: _____

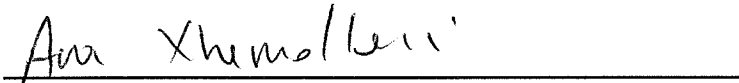
Please Print or Type

ERION NIKOLCA

Please Print or Type

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this 12 day of January, A.D. 2026, before me personally appeared ERION NIKOLCA known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.



NOTARY PUBLIC, OAKLAND Michigan

My commission expires: 05/19/2030
Acting in OAKLAND County, Michigan

City Of Troy
Contract for Installation of Municipal Improvements
(Private Agreement)

CITY OF TROY

By:

Ethan Baker, Mayor

M. Aileen Dickson, City Clerk

STATE OF MICHIGAN, COUNTY OF OAKLAND

On this _____ day of _____, A.D.20_____, before me personally appeared _____ known by me to be the same person(s) who executed this instrument and who acknowledged this to be his/her/their free act and deed.

NOTARY PUBLIC, _____, Michigan

My commission expires: _____

Acting in _____ County, Michigan



Project Construction

Permit No: PPC25.922.3

Engineering Department
TO SCHEDULE INSPECTION CALL
INSPECTION LINE: (248) 680-7221

500 W. Big Beaver Road
 Troy, Michigan 48084
 Hours: Mon-Fri 8am - 4:30pm

Fax: (248) 524-1838
 www.troymi.gov

NOTE: A Minimum of 24 hour notice for inspection shall be provided prior to construction.

5455 CORPORATE 88-20-08-451-004 Lot: Subdivision: Acreage Project No:	Location	NORTHLAND 5455 CORPORAT 5920 LIVERNOIS STE 200 TROY MI 48085	Permittee/Owner
--	-----------------	--	------------------------

Issued: Expires:		EUREKA BUILDING COMPANY 5920 LIVERNOIS Troy MI 48098 (248) 495 7343	Applicant
------------------	--	--	------------------

FOR INFORMATION REGARDING THE ISSUANCE OF THIS PERMIT, CONTACT THE CITY OF TROY ENGINEERING DEPARTMENT AT (248) 524-3383

Work Description: 10 single family building and 1 retail building

Stipulations: [Regional detenton pond](#)

Work will meet all codes and inspections.

Category	Permit Item	Acreage/Qty
Escrow Deposits	Sanitary Sewers	154,064.00
Escrow Deposits	Water Mains	273,285.00
Escrow Deposits	Storm Sewers	282,296.00
Escrow Deposits	Pavement	37,281.00
Escrow Deposits	Grading	5,000.00
Escrow Deposits	Detention Basin	91,300.00
Escrow Deposits	Temporary Access Road	3,400.00
Cash Fees (Non-Refundable)	Water Main Testing/Chlorination PA2	1,574.00
Cash Fees (Non-Refundable)	arkers - Full Range	26.00
Cash Deposits (Refundable)	Construction Engineering (CE)	846,626.00
Cash Deposits (Refundable)	Sidewalks	750.00
Cash Deposits (Refundable)	ROW Restoration	750.00
Cash Deposits (Refundable)	Repair & Maintenance-Public Streets	1.00
Cash Deposits (Refundable)	Punchlist & Restoration	846,626.00

Amount Due: 0.00
PAID IN FULL



Project Construction

- 1) Secure a permit from the City of Troy prior to the commencement of construction or maintenance operations. If a subcontractor is to perform the construction or maintenance entailed in this application, he shall be responsible, along with the applicant, for any provisions of this application and plans which apply to him.
 - 2) Any and all construction proposed under this application will meet all requirements of the City, together with the Supplemental Specifications set forth on this application for permit.
 - 3) Save harmless the City against any and all claims for damage arising from operations covered by this application and furnish proof of insurance coverage for the term of the permit issued. Insurance coverage shall be for general liability, property damage and workman's compensation at limits deemed acceptable to the City of Troy. The City of Troy to be named as additional insured on the general liability.
 - 4) Surrender the permit herein applied for and surrender all rights there under whenever notified to do so by the City of Troy because of its need for the area covered by the permit or because of a default in any of the conditions of this permit.
 - 5) Immediately remove, alter, relocate or surrender the facility of which this application is granted if requested by the City of Troy to do so upon termination of this application and upon failure to do so, will reimburse the City of Troy for the cost of removing, altering or relocating the facility.
- SUPPLEMENTAL SPECIFICATIONS:**

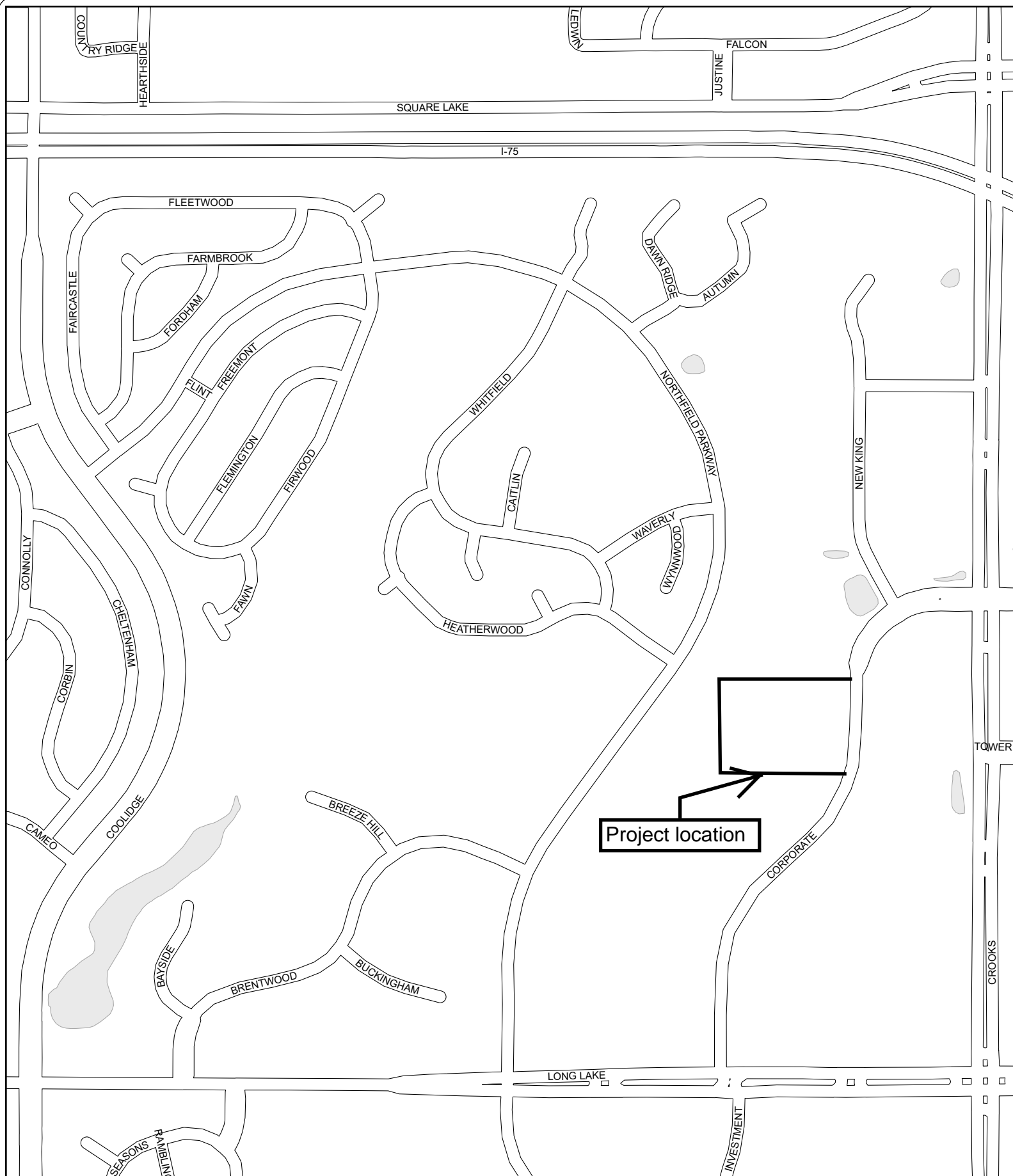
- 1) **INTENT:** Since a permit will have to be secured from the City prior to the start of any construction or maintenance operations proposed by this application, it is the intent of these supplemental specifications to be incorporated as part of the plans or specifications required for this proposed work.
- 2) **EXCAVATION AND DISPOSAL OF EXCAVATED MATERIAL:** The City shall specify if trenches or excavations under or adjacent to the road surface shall be sheeted, shored and/or braced in such a manner as to prevent caving, loss, or settlement of foundation material supporting the pavement. Excavated material shall be stocked in such locations that it does not obstruct vision on the traveled portion of the road and in such a manner that it will interfere as little as possible with the flow of traffic. Sod and topsoil shall be stocked separately from other excavated material. The applicant shall dispose of all surplus and unsuitable material outside of the limits of the highway unless the permit provides for disposal at approved locations within the right-of-way. In the latter case, the material shall be leveled and trimmed in an approved manner.
- 3) **BACKFILLING AND COMPACTING BACKFILL:** All trenches, holes and pits, where specified, shall be filled with sound earth or with sand-gravel if so provided, placed in successive layers not more than six (6) inches in depth, loose measure, and each layer shall be thoroughly compacted by tamping and all backfill subject to check by the Controlled Density Method (minimum 95%). Grass shall be restored with sod and topsoil in accordance with the City of Troy Standard Specifications for Turf Restoration.

Sand-gravel backfill material shall consist of approved bank-run sand or gravel or a mixture of approved sand or stone screenings in the mixture. All of the material shall be of such size that it will pass through a screen having two and one-half (2 ½) inch square openings, unless otherwise authorized.

Any excavation within the right-of-way, outside the traveled portion of the road, must be maintained until all settlement has occurred and must be re-shaped and temporarily seeded for soil erosion control. Grass areas shall be restored in accordance with the City of Troy Standard Specifications for Turf Restoration.

All excavation within the traveled portion of the road must be backfilled with sand and compacted. Special requirements are to be determined by the surface type.

- 4) **CROSSING ROADBED BY TUNNELING:** When the pipe is installed by tunneling, boring or jacking without cutting the existing pavement, the backfill shall be made by tamping a dry mix of lean concrete into place so as to completely fill any voids, remaining around the installation. The concrete shall be composed of one (1) part Portland cement and ten (10) parts sand-gravel by volume. Sand-gravel shall conform to the requirements given in Paragraph 3.
- 5) **CROSSING BY CUTTING GRAVEL ROAD:** All trenches are to be backfilled with approved material to within twelve (12) inches of the surface within the limits of the roadbed. Backfill methods will be as described in Paragraph 3. All surplus excavated material will be disposed of as described in Paragraph 2. The top twelve (12) inches within the roadbed will be backfilled with eight (8) inches of 4A limestone or slag topped with four (4) inches of processed road gravel (MDOT 22A). Trenches outside of the roadbed will be backfilled in accordance with Paragraph 3.
- 6) **CROSSING BY CUTTING PAVEMENT AND TRENCHING:** When this method is used, the pavement shall be cut back so that the opening is at least twelve (12) inches wider on each side than the width of the trench. In all concrete surfaces or bases, edges of trenches shall be formed by the use of a concrete saw. The pavement shall be broken in such a manner as to allow the reinforcing steel, if any, to protrude a sufficient distance for lapping or tying with similar reinforcement in the pavement patch. Backfill shall be in accordance with Paragraph 3. After the backfill has been thoroughly compacted, the pavement shall be replaced with processed road gravel (MDOT 22A) stabilized with chloride until such time as the pavement can be replaced with new pavement by the permit licensee. Maintenance of the temporary pavement will be assumed by the City if the contractor fails to do so and cost incurred will be deducted from the permit licensee's deposit.
- 7) **DEPTH OF COVER MATERIAL:** Pipes shall be placed to a depth that will provide not less than four (4) feet of cover between the top of roadway surface and the pipe.
- 8) **TREE TRIMMING OR REMOVAL:** A special permit will be required for any proposed tree trimming or removal.
- 9) Any proposed operation in the right-of-way not covered in the above specifications, submitted with this application shall be done in accordance with additional specifications or instructions deemed necessary by the City or its duly authorized representatives.
- 10) The following must be attached to the application when applicable: a} Map; b} Plans, specifications and location of facility; c} Traffic plan in cases of street closure; d} Proof of insurance; e} City Council resolution granting a franchise or permit to operate a cable television system, telecommunications system or to install other public utilities in the City of Troy.



City of Troy
Section 8





500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

J.8.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Rob Maleszyk, Chief Financial Officer
Kyle Vieth, Controller
Kurt Bovensiep, Public Works Director
Ashely Tebedo, Administrative Services Manager

Subject: 2026 SMART Specialized Services Operating Assistance Program

History

Community Municipal Credits are funds collected by the Suburban Mobility Authority for Regional Transportation (SMART) through property taxes. A portion of these funds are divided among every city, township and village in Oakland, Wayne and Macomb Counties based on the specialized services it provides. Troy R.Y.D.E. is eligible to receive this funding as it is operating in accordance with SMART's Community Partnership Program.

Financial

The Specialized Services funding through SMART allows the City of Troy to use an additional \$30,676.00 towards the Troy R.Y.D.E. service. The City of Troy received the same amount in FY 2025.

Recommendation

It is recommended that the City enter into a contract for the Specialized Services Operation Assistance Program with SMART for up to \$30,676. These funds are utilized for transportation service for senior citizens and persons with disabilities through the Troy R.Y.D.E service.

Legal Review

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

Suggested Resolution:

RESOLVED, That Troy City Council **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.

**SPECIALIZED SERVICES OPERATING ASSISTANCE PROGRAM
THIRD-PARTY CONTRACT- FY 2026**

THIS AGREEMENT (“Agreement” or “Contract”) is made and entered between the Suburban Mobility Authority for Regional Transportation (hereinafter referred to as “**AUTHORITY**”), whose address is 535 Griswold Suite 600, Detroit, Michigan 48226, and City of Troy (hereinafter referred to as “**SUBRECIPIENT**”), whose address is 4693 Rochester Rd, Troy, MI 48085.

SECTION 1. - DEFINITIONS

PROGRAM	Means the Michigan Specialized Services Operating Assistance Program designed primarily for seniors and persons with disabilities as defined under Section 10e(4)(c)(i) of Act 51, of the Public Acts of 1951, as amended; MCL 247.660e(4)(c)(i).
DEPARTMENT	Means the Michigan Department of Transportation.
BUREAU	Means the Bureau of Urban and Public Transportation of the Michigan Department of Transportation.
AUTHORITY	Means the Suburban Mobility Authority for Regional Transportation (SMART).
PROJECT	Means the providing of SPECIALIZED SERVICES.
SPECIALIZED SERVICES	Means public transportation services primarily designed for persons with disabilities or who are sixty-five (65) years of age or older.
STATE	Means the State of Michigan.
SUBRECIPIENT	Means City of Troy, which will provide the transit services with funds received under this Contract.
APPLICATION	Means the AUTHORITY’s application, submitted in cooperation with the SUBRECIPIENT, for funding from this PROGRAM for the period from October 1, 2025 ₂ to September 30, 2026.

SECTION 2. - PURPOSE

The purpose of this Contract is to pass through operating assistance funding received from the DEPARTMENT PROGRAM, to the SUBRECIPIENT. The transit services provided shall be as described in the APPLICATION submitted by the SUBRECIPIENT through the AUTHORITY and approved for funding by the DEPARTMENT.

SECTION 3. - FUNDING

The AUTHORITY is only obligated to provide funds under this Contract to the extent that funds for the PROGRAM are made available to it and approved by the DEPARTMENT as outlined in the Contract Authorization provided to us by the DEPARTMENT.

The SUBRECIPIENT is eligible for contract costs in the amount of \$ **30,676**

The maximum amount of the AUTHORITY funds to be given the SUBRECIPIENT shall not be increased without a prior written amendment to this Contract. DEPARTMENT funds made available to the AUTHORITY, through legislative appropriation, are based on projected revenue estimates. In the event that revenue actually received is insufficient to support the appropriation, it may necessitate a reduction in the maximum amount of said funds available to the SUBRECIPIENT. In such event, the AUTHORITY reserves the right, without notice, to reduce the maximum obligation of funds for the SUBRECIPIENT by the amount of any reduction by the DEPARTMENT to the AUTHORITY.

SECTION 4. - BUDGET ADJUSTMENTS

Budget adjustments must be requested in writing by the SUBRECIPIENT. Upon receipt of the request, the AUTHORITY shall have thirty-five (35) business days to provide written approval or disapproval of the budget adjustment. If no action is taken within thirty-five (35) working days, the budget adjustment shall be deemed approved. Expenditure of funds in excess of any line-item will not be considered an eligible PROJECT cost. The addition of any new line-item, or any line-item changes which represent a deviation from the PROJECT as described in the APPLICATION, shall require a prior written amendment to this Contract.

SECTION 5. - PROJECT COSTS AND REVENUES

The SUBRECIPIENT shall complete and submit to the AUTHORITY the information required by the DEPARTMENT, on the quarterly reporting form (available online at SMARTbus.org), within ten (10) days after the end of each state of Michigan fiscal year quarter. Failure to provide the quarterly report within thirty (30) days after the end of each state of Michigan fiscal year quarter, may result in a loss of a portion of or all funding. The AUTHORITY reserves the right to withhold payment of PROJECT funds if the SUBRECIPIENT fails to file reports as required in this paragraph.

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended as its cost allocation plans must be submitted to the BUREAU for

approval. Any PROJECT costs in excess of revenues reported on the quarterly reporting form will **not** be eligible under any other state and federal program administered by the AUTHORITY or the DEPARTMENT.

Section 6. - BILLING, PAYMENTS AND QUARTERLY REPORTS

Notwithstanding the provisions set-forth in Section 3 of this Contract, the AUTHORITY shall provide to the SUBRECIPIENT the STATE funds designated for the eligible project costs incurred in performance of this Contract within ten (10) business days of the receipt of said funds from the DEPARTMENT.

The AUTHORITY may appropriately reduce payments if written reports submitted by the SUBRECIPIENT as required under this section indicate that the level of service described in the APPLICATION has been reduced.

Actual reimbursement shall be based on a rate per mile, or one-way passenger trips of SPECIALIZED SERVICES up to the maximum amount provided for herein.

The actual reimbursement method selected by the SUBRECIPIENT is \$1.76 per mile, but subject to change.

Should the per-mile rate method be selected by SUBRECIPIENT, actual reimbursement may be subject to change, per DEPARTMENT and/or BUREAU reimbursement rate modifications.

SECTION 7. - TERMINATION OR SUSPENSION

For any violation of this Contract or legislative change, the AUTHORITY may, by thirty (30) days written notice, suspend any and all of the rights and obligations under this Contract until such time as the event or condition resulting in such suspension has ceased or been corrected, or the AUTHORITY may, by thirty (30) days written notice to the SUBRECIPIENT, terminate any and all of the rights and obligations under this Contract.

SECTION 8. - ACCOUNTING RECORDS, AUDITS, AND DOCUMENTATION

(a) Establishment and Maintenance of Accounting Records

The SUBRECIPIENT shall maintain books, records, documents, and other accounting records in accordance with generally accepted governmental accounting principles. Said records shall be sufficient to properly reflect all costs of whatever nature claimed to have been incurred or anticipated to be incurred in the performance of the identified PROJECT. To facilitate the administration of the PROJECT, separate records shall be established and maintained. The SUBRECIPIENT shall assure that the records to support the miles traveled and the passengers carried as reported pursuant to Section 6 of this Contract are established and maintained.

(b) Audit

The SUBRECIPIENT shall permit the AUTHORITY and/or the DEPARTMENT or the authorized representatives of the AUTHORITY to audit all data and records relating to the performance of this contract. The SUBRECIPIENT shall retain and allow access to, and require its contractors to retain and allow access to all data and records pertaining to the PROJECT for a period of not less than six (6) years after the final payment by the AUTHORITY pursuant to the Contract.

The period of access, examination, and retention of data and records which relate to litigation or the settlement, of claims arising out of the performance of this Contract, or costs of this Contract as to which exception has been taken by the AUTHORITY or the DEPARTMENT or the authorized representative of the AUTHORITY or the DEPARTMENT, shall continue until such litigation, claims, or exceptions have been disposed of.

(c) Costs Supported by Documentation

PROJECT costs shall be supported by properly executed canceled checks, invoices or vouchers evidencing the nature and propriety of the charges.

(d) Accuracy of Financial Documentation

If a third-party contract is required for rendering of the services herein, then the SUBRECIPIENT is responsible for the accuracy of the financial and non-financial data and reports submitted for reimbursement.

(e) Revenue Expense Guidelines

If the SUBRECIPIENT also receives funding under 1951 P.A. 51, Section 10e(4)(a); MCL 247.660e(4)(a), as amended, determination of PROJECT costs shall be in conformity with the criteria set forth in the DEPARTMENT'S Office of Passenger Transportation's "Local Public Transit Revenue and Expense Manual." All other providers of service shall use the "Specialized Services Manual" (effective October 1, 2015, and any subsequent revisions, amendments and replacements).

SECTION 9. - THIRD-PARTY CONTRACT PROCEDURE

The SUBRECIPIENT shall **not** enter into contracts with third parties for provision of services herein without prior written approval from the AUTHORITY; notice of potential third-party contracts shall be submitted to the AUTHORITY for approval in writing. Approval or denial of said third-party contract will be submitted, in writing, to SUBRECIPIENT by the AUTHORITY. The AUTHORITY shall approve any third-party contracts at its sole discretion.

Approval does not constitute an assumption of liability, a waiver or an estoppel to enforce any of the requirements of this Contract, nor shall any such approval by the AUTHORITY be construed as a warranty of the third-party's qualifications, professional standards, ability to perform the work being subcontracted, or financial integrity.

SECTION 10 - ACCESS

SUBRECIPIENT agrees to provide, and will require its contractors to provide, access by the AUTHORITY and/or the DEPARTMENT to all technical data, reports, documents and work in progress pertaining to the PROJECT. Copies of technical data and reports shall be provided by the SUBRECIPIENT or its contractors to the AUTHORITY upon request.

SECTION 11. - INDEMNIFICATION

Notwithstanding any other provision in this Agreement, SUBRECIPIENT shall indemnify, defend and save harmless AUTHORITY, its officers, agents, employees, and members of its Board of Directors from any and all claims, losses and damages, including costs and attorney fees, occurring or resulting from any act or omission the SUBRECIPIENT or its officers, agents, employees, subcontractors, successors or assigns arising out of and/or pursuant to this Agreement without regard to the negligence of the SUBRECIPIENT.

This Agreement is not intended to alter or increase SMART or SUBRECIPIENT's liability for tort claims, to other third-parties. Nor is this indemnity provision intended to be a third-party beneficiary contract, and therefore it confers no rights or third-party status on anyone other than the parties hereto.

SECTION 12. - ENTIRE AGREEMENT

This Contract, along with any exhibits, addendums, schedules, and amendments hereto, merges and concludes the entire agreement of SUBRECIPIENT and the AUTHORITY. Any previous communications, whether oral or written, are superseded through by this document. The SUBRECIPIENT and AUTHORITY acknowledge, by executing this document that said parties have not relied on any representation, assertion, guarantee, warranty, ancillary contract or other assurance, except those set out in this AGREEMENT. SUBRECIPIENT hereby waives all rights and remedies, at law or in equity, which may arise as the result of said party's reliance on such representation, assertion, guarantee, warranty, ancillary contract or other assurance, provided that no clause herein shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Agreement.

SECTION 13. - PROHIBITED DISCRIMINATION

The SUBRECIPIENT shall not discriminate against any passenger because of race, color, sex, age, handicap, religion, ancestry, marital status, national origin, place of birth or sexual orientation in accordance with the State of Michigan provisions for "Prohibition of Discrimination in State Contracts", dated August of 1985, which is hereby incorporated by reference.

The SUBRECIPIENT shall not discriminate based upon race, color, creed, national origin, sex, age, disability, height, weight, familial status, marital status, or sexual orientation, in accordance with Civil Rights Act of 1964, being P.L. 88-352, 78 Stat. 241, as amended, being Title 42 U.S.C.

Sections 1971, 1975a-1975d, and 2000a-2000h-6, Section 303 of the Age Discrimination Act of 1975, Section 202 of the Americans with Disabilities Act of 1990, 49 U.S.C. Section 5332, the Michigan Elliot-Larsen Civil Rights Act, MCLA 37.2101 et seq., and SMART policy.

The SUBRECIPIENT shall comply with FTA Circular C 9070.1G, as may be amended or updated, with respect to all provisions on Civil Rights and discrimination including, but not limited to, Chapter VIII, §9.

The SUBRECIPIENT shall require similar covenants on the part of any contractor or subcontractor employed in the performance of the PROJECT for which this Contract is made.

SECTION 14. - MBE/WBE

In accordance with 1980 P.A. 278, MCL 423.321 at seq; MCL 445.901 et seq, the SUBRECIPIENT, in the performance of this Agreement, shall not enter into a Contract with a subcontractor, manufacturer, or supplier listed in the register maintained by the STATE, Department of Labor, of employers who have been found in contempt of court by a federal court of appeals, on not less than three (3) occasions involving different violations during the preceding seven (7) years, for failure to correct an unfair labor practice, as prohibited by Section 8 of Chapter 372 of the National Labor Relations Act, 29 U.S.C. 158. The AUTHORITY may void this Contract if the name of the SUBRECIPIENT, or the name of a subcontractor, manufacturer, or supplier utilized by the SUBRECIPIENT in the performance of this Contract subsequently appears in the register during the performance period of this Contract.

SECTION 15. - MISCELLANEOUS PROVISIONS

- (a) If any provision of this contract is held invalid, the remainder of this Contract shall not be affected, if any such remainder continues to conform to the provisions and requirements of applicable law.
- (b) The SUBRECIPIENT shall commence, carry on, and complete the PROJECT in accordance with all applicable laws. Nothing in this Contract shall require the SUBRECIPIENT to observe, comply, or do any other thing in contravention of any STATE, Local or Federal law.
- (c) The SUBRECIPIENT warrants that it has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of SPECIALIZED SERVICES required to be performed under this Contract. The SUBRECIPIENT further warrants that in the performance of this Contract, no person having any such interest shall be employed.
- (d) None of the funds, materials, property, or services obtained by the AUTHORITY or the SUBRECIPIENT under this Contract shall be used for any partisan political activity, or to further the election or defeat of any political activity or candidate for public office.
- (e) The SUBRECIPIENT shall not assign any interest in this Contract without the prior written approval of the AUTHORITY, however, that compensation due to the SUBRECIPIENT under this Contract may be assigned to a bank, trust company, or other financial institution without such

approval. Notice of any such assignment shall be furnished promptly to the AUTHORITY in writing. Any such assignment does not relieve the SUBRECIPIENT of its obligations under this Contract.

(f) If the SUBRECIPIENT enters into any contracts with other governmental agencies for the purposes of providing SPECIALIZED SERVICES outside of its jurisdictional boundaries, as defined and provided by law, it shall immediately provide the BUREAU with a copy of any contracts and true copies of any resolutions passed by its governing board which relate to the providing of service under such contracts.

SECTION 16. - TERM OF CONTRACT

Upon execution, this Contract shall cover the period commencing October 1, 2025, and extending through September 30, 2026.

The SUBRECIPIENT agrees to notify the AUTHORITY of any event which may have significant potential impact on PROJECT progress, direction, control or cost.

SECTION 17. - EXECUTION

This Contract shall become binding on the parties hereto upon the execution thereof by the duly authorized official(s) for the SUBRECIPIENT and the AUTHORITY; and upon the adoption of a resolution approving said Contract and authorizing the signatures thereto of the respective official(s) of the SUBRECIPIENT, a certified copy of which resolution shall be attached to this Contract.

The Parties acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. The Parties agree that the electronic signatures appearing on this Agreement are the same as handwritten signatures for the purposes of validity, enforceability and admissibility. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

THE PARTIES HEREBY ACKNOWLEDGE that they have read and understand this Agreement and that the signatories below have affixed their signatures and affirmed that they are authorized to execute this Agreement, for the purpose of binding their respective Parties.

**SUBURBAN MOBILITY AUTHORITY
FOR REGIONAL TRANSPORTATION**

CITY OF TROY

Signature

Signature

Printed Name

Printed Name

Title

Title

Date

Date

Suburban Mobility Authority for Regional Transportation

EEO COMPLIANCE REPORT A

COMMUNITY PARTNERSHIP FORM

Agency/Community Information

Program Type: Community Partnership Program (CPP) Specialized Service New Freedom JARC 5310

Name of Agency/Community: City of Troy

Address: 500 W. Big Beaver

City: Troy

State: MI

Zip: 48084

Agency/Community Data

1) Has your agency/community completed in excess of \$1,000,000 in

DOT federally-funded contracts from SMART in the past year?

Yes No

2) Does your agency/community employ over fifty (50) transit related employees?

Yes No

If the answers to the previous two questions were both "Yes", Please forward

your agency's/community's Affirmative Action plan to the address below:

Buhl Building
535 Griswold Street, Suite 600
Detroit, MI 48226

Attn: EEO Coordinator

Have all subcontractors been informed of their responsibility to file an EEO Compliance Report A form? Yes No N/A

Drug and Alcohol Testing Program Requirements

Does your agency/community have a DOT Drug and Alcohol testing program for

Safety-sensitive employees? (Vehicle operators, dispatchers, mechanics and armed security)

Yes No

Name of drug and alcohol testing manager? Jennifer Sloan

Title: Deputy HR Director

Phone Number: 248.524.3340

Ext:

Email: Jennifer.Sloan@troymi.gov

Please Proceed to Employment Data Section Below



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

O.2.a.

Date: January 22, 2026

To: Frank Nastasi, City Manager

From: Bob Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
Brian Goul, Recreation Director
Allyson Leach, Assistant Recreation Director

Subject: Troy Historic Village Annual Report 2025



TROY HISTORIC VILLAGE
where history lives



Annual Report

Fiscal Year Ending June 30, 2025

AROUND THE VILLAGE

The Board of Trustees of the Troy Historical Society (THS) and staff of the Troy Historic Village (Village) present this Annual Report for the Fiscal Year ending June 30th, 2025 (FYE2025). We are pleased to report that **28,860 people visited Troy Historic Village or attended Troy Historic Village programs this past fiscal year!** That total includes an increase in school and field trip attendees, hosting both the State of the City Address and the Michigan Local History Conference, and record-breaking Troy Traffic Jam attendance. Our challenge moving forward is finding a balance for mission-based programming and community events within our staffing and volunteer capacity.

STAFF AND BOARD SUPPORT

Owned by the City of Troy and operated by the Troy Historical Society, the Troy Historic Village employed 3 full-time and 14 part-time staff members representing a little over **9 full-time equivalents** in FYE 2025. As new employees have brought a range of experience and ideas, the goal has been to refine the quality of our programming while stretching marketing opportunities to reach more people. We have already seen this pay off in our summer and fall attendance! In FYE 2025 the Troy Historic Village continued to contract regularly with a Graphic Designer, Blacksmith, and Watercolor Artist, and added a Photographer for programmatic support. We will continue to seek out additional partnerships to expand programming.



During FYE2025 the Board continued their work to revise, update, and improve policies and procedures. Though still unable to afford employer provided medical benefits, THS has developed a more comprehensive paid time-off structure including a THS Disability Policy with Aflac through VSG to ensure stable income for employees. Staff are able to purchase additional benefits out of pocket through VSG. Following a comprehensive review of the THS Bylaws, **THS members voted to approve updated Bylaws at the September 17th Annual Meeting.** Work continues on updating the Village Safety Policy and in 2026 THS will review and update the Employee Manual, Volunteer Manual, and work with the City of Troy on renewing the Operations Agreement.

Troy Historical Society Board as of November 25, 2025

Ken Heck,
President

Kevin Enright,
Vice President

Ken Meskin,
Treasurer

Cindy Stewart,
Secretary

Howard Adams
Garrick Allison

Barbara Chambers
Jeni Carino

Jagdish Karira
Sue Lavender

Kevin Lindsey
Michael Nowosatko
JoAnn Preston

AROUND THE VILLAGE

SCHOOL PROGRAM HIGHLIGHTS

The Village hosted 10,455 students, 2,043 chaperones, and 513 teachers during the 2024-2025 school year. Field Trips are the core of Village programming and are reflected in staffing, scheduling, and budgeting priorities. The year included programs like Cabin Life, 1880's School, Old Time Toys, Tin Punch, and Candle Making which utilized Village buildings while hitting K-5th grade state educational standards. Some of our older elementary students experienced the Communication, Primary Sources, or 20th Century Commerce programs. Two premier programs, Indigenous Voices and Civil War Days, are reserved for 5th graders and 8th graders respectively. We develop these programs in conjunction with Troy Schools but reached another 24 school districts and 37 private schools across 4 counties in FYE 2025!



PUBLIC PROGRAM HIGHLIGHTS

Village Staff continued to work on creating new visitor experiences and expanding Village operating hours. In the summer of 2024, the *How Does Your Garden Grow?* exhibit explored Troy's changing landscape while taking the opportunity to highlight the Troy Garden Club's work in the present Village landscape. Our new Open Late programs extended regular visiting hours to 7pm on select nights with interactive historic interpretation from our education staff. After trying out a few Open Late programs in the late summer and fall of 2024, staff committed to being Open Late every Thursday night through the summer of 2025. Staff used this time to do chores around the buildings and explore various aspects of pioneer life from doing laundry to gardening and cooking to expand their direct knowledge of history and interact with guests.

Regular monthly Thursday Tea programs with history talks, Preservation Conversations focused on historic preservation, Constitution Café's with lively discussion, and Cheddar Preschool Story Hour for our youngest Villagers again created year-round structure for Village educational programs for all ages. In addition, Village staff added tours and programs throughout each programming quarter that utilized staff expertise and Village resources for a range of interests. From the summer Radio Show to Victorian Christmas, Beyond the Book, and the all-new History Tea Tour, these programs engaged visitors of all ages. Again this past year, staff also enjoyed putting on Trick-or-Treat, Cocoa and Crafts with Santa, and the Spring Egg Hunt for children around the Village buildings and grounds. These events build our Troy community through quality family programming while introducing guests to the Village.



The Village works to keep traditional trades alive through classes, workshops, and hands-on experiences. In FYE2025 our Watercolor Artist and Metalsmith offered **49 different classes** for beginners through experts. Artists were hired to teach additional trades and skills like pine needle basketweaving or leatherworking. In the fall, the Village also hosted several artists and tradespeople at the Handcrafted: Traditional Trades Fair. And in the winter, Village staff held a Crafty Day in the winter where kids and adults could make rag dolls and toys, print posters on a historic proof press, or give spinning and knitting a try. THS and Village staff value making activities like these accessible to all ages and abilities. **In total, 15,849 people of all ages joined us for this wide range of programs, activities, and events in FYE 2025.**

"We are committed to building up the community through education and experiences."
~Jen Peters, Executive Director

Field Trips

- 4** TOTAL COUNTIES REACHED
- 25** TOTAL DISTRICTS REACHED
- 113** TOTAL SCHOOLS REACHED

13,011 TOTAL STUDENTS, TEACHERS, CHAPERONES

- 79** LIFE ENRICHMENT
- 169** SCOUT GROUPS
- 212** HOMESCHOOLS
- 284** CAMPS
- 2415** PRIVATE SCHOOLS
- 9808** PUBLIC SCHOOLS

Members

- 4** BENEFACTORS
- 14** PATRONS
- 31** LIFETIME
- 109** HOUSEHOLD
- 144** INDIVIDUAL
- 302** TOTAL MEMBERSHIPS
- 183** INDIVIDUAL DONORS

Program Participation

- 188** ENJOYED A GUIDED TOUR
- 640** EXPERIENCED A WORKSHOP OR CLASS
- 831** JOINED US FOR FREE OPEN HOUSE DAYS
- 1098** DROPPED IN FOR A VISIT TO THE VILLAGE
- 1298** LISTENED TO A LECTURE OR PROGRAM
- 2130** ENJOYED THE VILLAGE DURING A PRIVATE RENTAL
- 2389** CAME TO A VILLAGE COMMUNITY EVENT
- 7265** PARTICIPATED IN OFFSITE PROGRAMS

Financials*

SOURCE OF REVENUE

- 32% Programs & Admissions
- 15% Memberships & Donations
- 14% Sponsorships & Fundraising
- 29% Grants & Government
- 6% Rentals, Stores & Other
- 4% Endowment

FUNCTIONAL EXPENSES

- 42% Programs
- 40% Administrative
- 18% Fundraising

*Audited Financial Statements from FY 2024/2025

BUSINESS AND COMMUNITY SPONSORS

BUSINESS AND COMMUNITY SPONSORS 2024-2025

EDUCATION SPONSORS

Kirco
Columbia Center
City of Troy

PROGRAM AND EXHIBIT SPONSORS

Oakmont Senior Communities
Troy Women's Association

Genisys Credit Union
Troy Garden Club
Tim Hortons – Troy Oakland County

Troy Community Foundation
100 Women Who Care - Troy

TROY TRAFFIC JAM 2024

Presenting Sponsor Kirco

Proud Host Venue Columbia Center

Tech Talks Sponsor Gallagher Global Brokerage

Entertainment Sponsor Horizon Bank

Pedal Car Sponsor Nostalgic Motoring, Ltd.

Media Sponsor HOUR Media

Gold Sponsors City of Troy Troy Downtown Development Authority

Silver Sponsors Butzel Long Henry Ford Health Ziebart International Corporation

Copper Sponsors State Farm Insurance - Ann Percy Secure Door Pomeroy Senior Living

T & I Credit Union
Community Choice Credit Union
The Kingsley
OHM Advisors
Lincoln of Troy
NAPA Auto Care Northern Detroit
BDG
GM Club Apparel
Platinum Garage Car Care
Elevation Spinal Care
Chrome Sponsors
Morgan Stanley
B & B Collision
Dean Sellers Ford

In-Kind Donations

Nowicki Autosport
Detroit Auto Show
Troy Auto Transport
Detroit Historical Society
Pasteiner's Auto Zone
Junior League of Detroit
Sedona Taphouse
Fogo de Chão
Stoney River
Sanctuary Lake Golf Course
Sylvan Glen Golf Course
Charles Riley

SCARECROW ROW 2024

A.J. Desmond & Sons Funeral Home
Allison Family Foundation
Ancor Automotive
Ann Percy - State Farm Insurance
BB's of Troy
Benito's Pizza of Troy
Big Beaver United Methodist Church
Billings Lawn Equipment
Breakaway Deli
Buffalo Wild Wings Arena
C&G Newspapers / Troy Times
Cintas Fire Protection
City BBQ
City of Cars
Congregation Shir Tikvah
Dean Sellers Ford
DHL Express
Imagine Entertainment
Fogo de Chao

Friends of the Troy Public Library
Genisys Credit Union
Green Lantern Pizza
HealthMarkets - TROY
Hindu Community Relations Council
In Memory of Ward Randol Jr.*
Irma's Family Farm Fresh Vegetables
J-RO School of Music
Jonny Cakes Cafe
Karen Greenwood - Coldwell Banker Realty
Kemp Klein Law Firm
Lake Michigan Credit Union
Lardner the Gardener
LHOP Training Company
Lincoln of Troy
Macomb Party Rental Services

Madany Dental
Mathangi Dance Company
Minuteman Press of Rochester Hills
Mr Kabob Xpress
MSU Management Education Center
Neil King Physical Therapy
New Century Realtors
Northminster Presbyterian Church
Oakmont Senior Communities
Papa Romano's*
Peacock's Poultry Farm
Professional Pool Care
Re-Source Partners
Real Estate One, Troy - Max Brook
Rehmann
Rexpointe Kennels Inc.
San Marino Club
Signs & More

Stage Nature Center*
Susheilla Mehta - Berkshire Hathaway Home Services, Kee Realty
T & I Credit Union
Tableau by Mondrian
Telly's Greenhouse and Garden Center
The Oakland Press
The Paintin' Lady, LLC
The Quell Group
Thrive Chiropractic of Troy Michigan
Trevarrow Ace Hardware
Tri-County Equipment
Troy Auto & Truck Center
Troy Auto Care
Troy Auto Care II
Troy Chamber of Commerce
Troy City Clerk's Office
Troy Dental Studio

Troy Education Association
Troy Fire Department*
Troy Garden Club
Troy Historic Village*
Troy Jewelers
Troy Police Department*
Troy Public Library
Troy Racquet Club
Troy Recreation Department
Troy Rotary Club
Troy Youth Soccer League
Troy-Metro Agency
Universal Ambulance Service*
Wakefield Law, PC

*Sponsored

OPERATIONAL SUPPORT 2024-2025

ALCO Printing

Signs and More

Trevarrow Hardware

Troy Garden Club

FOUNDATIONS AND GRANTS



Phillip & Elizabeth Filmer Memorial Charitable Trust



FINANCIALS

FINANCE

THS successfully completed its fourteenth year operating the Village through a renewable management agreement with the City of Troy. The current agreement will end in 2026. With a strong lineup of field trips and programs in addition to rental income, fundraising, continued grant and donor support, and operational funding from the City of Troy we continued to grow. **THS ended the year in a strong financial position with total Net Assets of \$596,940.** After another year of finishing in the black, THS continued to retain a small cash reserve which ensured cash flow throughout the fiscal and programming year.

ENDOWMENTS

The THS Endowment was monitored by the Finance Committee and remained strong after another healthy year for the stock market. This endowment serves as stable revenue for Village operations and a safety net for unforeseen budget shortfalls. **As of June 30, 2025, the THS endowment fund value was \$463,107; \$22,000 was disbursed to Village operations during the fiscal year.**

The Troy Community Foundation continued to grow and market their endowments which enabled THS to apply for another grant and disbursement for the benefit of the Village in FYE2025. **As of June 30, 2025, the Troy Historic Village endowment fund managed by the Troy Community Foundation was valued at \$36,815.**

Financial Snapshot

Revenue

Field Trips, Programs, & Admissions	\$199,884
Memberships & Private Donations	\$90,801
Rentals, Village Store, & Other	\$39,288
Fundraising & Sponsorships	\$87,636
Grants	\$54,978
City of Troy Operations Support	\$125,000
Endowment Distribution	\$22,000

Expenses

Salaries and Related Fees	\$418,188
Artists and Professional Fees	\$70,043
Program Expenses	\$39,322
Fundraising Expenses	\$30,418
Administrative & Overhead Expenses	\$43,360



FINANCIALS

GRANTS

The following grants were awarded in FYE2025:

- ✓ The **Michigan Arts and Culture Council** in partnership with the **National Endowment for the Arts** awarded a total of \$23,400 to THS including \$17,500 for Operations, \$900 for Professional Development, and \$5,000 for the Civil War Days program.
- ✓ **Kresge Foundation** allocated \$5,000 from a three-year grant of \$15,000 to support programs at the Village that contribute to the Troy community's quality of life.
- ✓ The **Troy Rotary Club** awarded a \$2,625 grant to support field trip experiences for a Troy Elementary School. This grant enabled five grade levels to experience either programs at the Village or in their own classroom.
- ✓ **Troy Women Who Care** awarded a \$3,800 donation towards the 2025 Indigenous Voices program for Troy 5th grade students.
- ✓ **The Allison Family Foundation** matched \$4,265 for the 2025 Spring Appeal.
- ✓ **The Troy Community Foundation** awarded \$1,000 towards the Underground Railroad 2025 Summer Exhibit and related programming which was free to the public.
- ✓ The Michigan Department of Natural Resources awarded up to \$12,513 towards Telling Troy Stories, an **American250MI Project** that will take place in 2026.
- ✓ The **Michigan Department of Labor and Economic Development** awarded a \$399,770 Community Museum Grant for the Village West End Project to be spent between July 1, 2025 and December 31, 2029.
- ✓ The **City of Troy** appropriated \$125,000 to support general operations in the Village. This is in addition to work completed through the Public Works Department to maintain and upgrade Village buildings and grounds.



COLLECTIONS

Staff Curator, Elizabeth Thornburg, and volunteers worked on the following projects during FYE2025:

- ✓ Research into Johnson Niles' land ownership and official records
- ✓ Research into the Parsonage and Church for building books and tours
- ✓ Research into the Caswell family and house for building books and tours
- ✓ Research into Meadowbrook Daycare at 6995 Livernois Road
- ✓ Research and images provided for Victorian Christmas mini exhibit
- ✓ Moving collections materials from Parsonage Basement to appropriate collections spaces
- ✓ Caswell House interpretation updates
- ✓ Images provided for Troy's 70th anniversary
- ✓ Research and images for City of Troy's State of the City address and mini exhibit
- ✓ Collaborating on potential long-term loan with Meadowbrook Hall in December 2025
- ✓ Research and images for several Village Press articles

The following items were accessioned into the Collection:

- ✓ Photographs of Troy United Methodist Church, Colerain School; City Pamphlets & envelopes; Fire Department badge belonging to Frank Costello - Jeff Trost
- ✓ 2 Reversible Liturgical Stoles and 1 Academic hood - LaVere Webster
- ✓ Troy Firefighters Women's Auxiliary Scrapbooks, Photo albums, & Clippings - Beverly Wiles
- ✓ Book, Cornwall Watercolors - Douglas Thornburg
- ✓ Korean War era US Navy Uniform including 2 Hats, 2 Navy Tops, 1 Pair of Pants, 1 set of Service Tags, 1 Belt, 1 Necktie - Robert Moseley
- ✓ 22 Tintype Images in Leather or Gutta Percha Cases c. 1850s-1860's, Tintype of Two Men in "Zouave" Uniforms, Civil War button, 2 Tintype Case Frames, 1 Crucifix from Shrine of the Little Flower in Royal Oak - Joey Colby
- ✓ 2010 Troy City Directory, 1968 Detroit Edison House Numbering Map - Carol McWilliam



- ✓ Royal Oak Tribune Photographs, Press Releases & Newspaper Clippings - Royal Oak Historical Society
- ✓ 5 Troy's Sesquicentennial Button Badges, 1 UAW badge - Mary Gnyp
- ✓ Fan Pattern Quilt c. 1944-1945 made in Lapeer County - Pat Malone
- ✓ Ac-cent brand Mono Sodium Glutamate Tin - Tracy Novak
- ✓ Signed copy of Curtis Chin's Biography "Everything I learned in a Chinese Restaurant" - Jen Peters
- ✓ 3 Athens High School Yearbooks, 5 Smith Middle School Yearbooks, 1 Baker Junior High Yearbook, Troy Athens Flyers & Bulletins, 2 Troy High School Student Handbooks, Niles Elementary School Class Photo, 2 Athens Reunion Booklets, Troy Alumni Directory, Troy Youth Awards News Clippings, 26" model 'Troy School District' School Bus built by George Villneff, 1970-71 "The Crusader" Newspaper from Troy High School, Troy Times and Pontiac Press Articles - Peggy Villneff Youngs
- ✓ Lunch pail c. early 20th Century - Pat Guibord
- ✓ 1966-1967 Troy High Gladiator yearbooks from Stephen Lee - Kristina Lee
- ✓ 2 bed jackets c. mid 20th century - Robert Renshaw
- ✓ 2 photos enlargements of Troy Corners, Saint Lawrence Seaway Stamps, and first day stamp addressed to Mr. Sherwood Shaver - Rick Shaver
- ✓ 10 Volumes of Enumerators records, Bonds, and Oaths c. 1880-1930; Record of Troy School Districts 1924-1925, 6 Tax Assessment Rolls of Troy Township 1848, 1856, 1858, 1864, 1865, 1866; Chattel Mortgage Index; Dog Tax Records c.1900-1902; Treasurers Records c. 1911-1927; Justices Docket; 5 special tax assessment rolls 1960s-1970s - Transfer from City
- ✓ Stereoscope Card of St. Dennis, Print of Cornwall, Postcards, Grandmother's Tea Tin, Souvenir Vase from Detroit, Photograph of Troy Corners c.1976 - Troy Historical Society purchase

The following items were accepted into the THS Education collection:

- ✓ Various Sized Crocks - Estate of Judy Cornelier
- ✓ Reproduction Swingarm Candle Holder - Coleen King
- ✓ 2 Iron Weights, 1 Yankee Screwdriver and an Eggbeater Drill - Carol McWilliam

Deaccessions:

- ✓ 82.3.11 Bell Howell Cassette Player/Recorder deaccessioned due to damage
- ✓ 2008.21.1 Bamboo multi-layer table deaccessioned due to deterioration

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Volunteer hours and 8 volunteers were utilized by Collections in FYE2025

BUILDINGS AND GROUNDS



Village Staff continued the process of researching and refining the interpretation around the Village while thinking about accessibility and experience in FYE 2025. At the start of the fiscal year, the Village contracted Four Seasons Hardwood Flooring to refinish the Poppleton School floors. As part of the project, the school desks were removed and refinished by volunteers. The desks were then reinstalled in a layout that created an accessible center aisle. Now students in wheelchairs can fully engage in school programs behind an accessible desk. THS also successfully upgraded the Church AV system with a new 85" TV screen hidden inside a volunteer-built cabinet and an audio system with hearing assistance capabilities. On the

other side of the Village, Wi-Fi was added to the Niles-Barnard House for programming and rental needs that also enables THS to hold hybrid board meetings.

As interpretation updates wrapped up in the Parsonage, Village Staff turned to the Caswell House to more fully tell the story of 1860s life in Troy Township. Staff will work to incorporate Solomon Caswell's cobbler trade among other domestic activities as work continues into FYE 2026. Around the Village, Volunteers built and installed a new sign for the Niles-Barnard House that incorporated a farmhouse bell to improve visibility of the building. They also worked on organizing and cleaning the Niles-Barnard basement and parsonage basement for better storage and workspace.

Minor repairs around the Village in FYE 2025 included ramp masonry work by National Restoration and Church roof patches completed by Schena Roofing (both contracted by the City). THS contracted Veteran Chimney Sweep to repair the chimney cap on the Wagon Shop. City DPW completed other small repairs around the Village including reframing the Wagon Shop door, fixing damage to the Church door, and grounds upkeep beyond weekly lawn care. In preparation for the State of the City Address, City Staff, Village Staff, and volunteers all pitched in to make sure the Village was looking and working its best!



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Rentals including Weddings, Graduations, Family Celebrations, and Business Meetings

COLLABORATIONS & COMMUNITY PARTNERS

The Village hosted several high-level events, individuals, and media outlets during the FYE 2025! Through each of these engagements, the Village continued to reach additional audiences which THS and Village Staff hope to continue growing through FYE 2026.

The 2024 Troy Traffic Jam benefitted from excellent weather and an outstanding line-up of cars and activities to bring nearly 7,000 visitors to the corner of Big Beaver and Livernois on the first Sunday in August. Though not on the Village grounds, this event is organized by THS and supports the educational programs at the Village while showcasing the City of Troy and the Big Beaver corridor. It is also gaining momentum across the region as a “must see” car show. In the early spring, the Village hosted the Historical Society of Michigan Local History Conference Opening Reception. This was a fantastic opportunity to share the buildings and programs with more than 120 history nerds from across Michigan. Several representatives of other historical sites have since followed up with Village Staff as a resource to improve their own sites, interpretation, and school programming.



The Village was honored to host the 2025 State of the City Address as Mayor Baker celebrated the City’s 70th birthday. Though the Mayor and City Council are often at Village events, it was a chance for other leaders throughout the City to really see what the Village is all about. Staff and Board members were thrilled to have conversations and connect with so many community leaders and business owners.

Staff were also delighted to host Lieutenant Governor Garland Gilchrest and spotlight the Village through WDIV Channel 4. Lt. Governor Gilchrest spent an October morning visiting and learning about the Village’s Indigenous Voices program. With children of his own he saw incredible value in using the Village to connect Troy students and teachers to Indigenous Partners from across the state. The Village was also lucky to be featured in two separate pieces on WDIV. The first was an overview of our programs and historic interpretation for an evening spotlight on the City of Troy. The second was a look into how the cuts in government funding could impact the Village. We are thankful for every opportunity we get to share the importance of what we do at the Village!

All of these activities were in addition to annual Fall, Midwinter, and Summer Kickoff Open House events and hosting the Troy Garden Club Garden Walk Arts & Crafts Boutique and Plant Sale at the Village. We again provided a pop-up Maple Syrup Store for Stage Nature Center’s Maple Syrup Time, and participated in Troy Recreation’s Midsummer Bash, Fall Fest, and Polar Party, the Troy Touch a Truck Event, the Fire Station Open House, and the Library Summer Kickoff offsite. The Village combined with the Troy Chamber of Commerce for another successful Fire and Flannel event and again hosted the Troy Kiwanis Spring Fundraiser. THS and Village Staff support the Troy Community wherever and whenever possible!



VOLUNTEERS

Volunteers continued to be an important part of maintaining the Village and supporting programs that fulfill the mission of THS in FYE 2025. Volunteers perform a range of tasks at several different skill levels, and each year new volunteers complete a training session to understand the vision of the Village and find a perfect fit for their skills and interest. THS has noticed that the number of individuals seeking volunteer opportunities has been dwindling since Covid. This seems to be the case across all museums and nonprofits. With that in mind, Village staff are working on ways to promote volunteer opportunities in coordination with other Troy organizations.



The Village utilized volunteers to prepare for the more than 13,000 student, teachers, and chaperones on school visits. Any given class might dip candles, make a ball and cup toy, or complete a tin punch project. All three of those items are prepped by volunteers, saving staff members hundreds of hours of time which allows them to focus on the program itself. For each of our Community Events, volunteers similarly prepare the crafts and activities for hundreds of guests. While some prefer to take items home, we have recently set up times where craft prep can be done as a group, creating an important community for the volunteers. Volunteer assist with other programs by greeting guests, leading activities, or giving tours. They also help staff get the word out by distributing marketing materials and participating in offsite community events.

Volunteers help Village Staff maintain the buildings and collections. Our archival assistants are trained in scanning and handling artifacts and documents, again completing hundreds of hours of work for the benefit of the community.

Other volunteers help us with more delicate cleaning around the Village and artifacts. Our Tuesday Work Crew built new air conditioning covers, installed a new sign at the Niles-Barnard House, and built shelves in the basement for storage. Around the holiday season, volunteers also help decorate and undecorate the buildings.

Volunteers were also crucial to THS fundraising activities. In order to make the Troy Traffic Jam successful, Village Staff rely on more than 80 volunteers across the event to help with registration, parking, pedal car races, and more. For the Scarecrow Row, volunteers built more than 30 of the scarecrows and ensured business-built scarecrows would stand up to a month worth of Michigan weather. Finally, for our Summer Raffle, volunteers helped solicit donations and created the final baskets before selling tickets during the annual Troy Garden Walk. We are incredibly thankful for all the ways volunteers help around the Village!



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Volunteers contributed a total of 4,406 hours of time to Village programs and operations support.

LOOKING FORWARD

The work continues! Following another successful year of programming and community involvement, THS and Village Staff are looking forward to expanding the Village, supporting the Troy and Museum communities, and celebrating America's 250th anniversary by Telling Troy's Stories.

In the Spring of 2025, Troy Historic Village was one of 20 recipients of a competitive Community Museum Grant from the Michigan Department of Labor and Economic Opportunity for the West End Expansion Project. **With donor support, City of Troy support, and \$399,770 in grant funding, the West End Expansion Project will complete 11 items in the recently developed Master Plan including moving the Log Cabin, expanding the Village fence line, adding an Indigenous storytelling space, and adding staff parking.** This will enable us to increase our programming capacity as we reclaim underutilized spaces. Planning work has begun on this multiyear project and we look forward to moving the Cabin this summer. This project prepares the Village for the next steps in the Master Plan which include improvements to the Artisan Corner and eventually a new Visitor Center and expanded parking lot.

Though it will be hard to top hosting the State of the City Address in 2025, we will continue to look for ways to support the Troy Community with Village resources. THS and Village Staff participate in several nonprofit, local history, and museum groups and enjoy hosting meetings and programs whenever possible. In October of 2026 the Michigan Museum Association will hold its Annual Conference in Oakland County. Village staff will participate in planning, and the Village will host at least one seminar or program.



2026 is also the Semiquincentennial! As we celebrate America's 250th Anniversary we are looking to expand our archives with oral histories from the upcoming "Telling Troy's Story" project. Our goal is to gather a diverse collection of stories centered on the question "Why Troy?" in order to tell a more inclusive story of our community. With much of the Village collection focused on pioneer history from the 1800s and early 1900s, there is little to explain how the City grew from a small, white, farming community to one of the largest and most diverse cities in Michigan. Our hope is that community members will share photos along with stories so we can build the digital collection as we think of what historians 50 and 100 years from now will want to know. This oral history project will be combined with staff research and a local school project to be displayed at the Village and across the City this summer.

Troy Historical Society

Financial Report

June 30, 2025

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Independent Auditor's Report

To the Board of Directors of
Troy Historical Society

Opinion

We have audited the accompanying financial statements of Troy Historical Society (a not-for-profit organization), which comprise the statement of financial position as of June 30, 2025 and 2024, and the related statements of activities and changes in net assets, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Troy Historical Society as of June 30, 2025 and 2024, and the changes in its net assets and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Troy Historical Society 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 opinion.

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 Troy Historical Society's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's 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 auditor's report that includes our opinion. 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 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, including omissions, 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, 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 Troy Historical Society'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 Troy Historical Society'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.

Zerbo Consulting Group, P.C.

November 20, 2025

Statement of Financial Position

June 30, 2025 and 2024

	2025	2024
Assets		
Current Assets		
Cash and cash equivalents	\$ 172,743	\$ 188,545
Receivables:		
Accounts	-	2,040
Grants	8,643	15,961
Inventory	8,318	7,673
Prepaid expenses	7,939	21,617
Total Current Assets	<u>197,643</u>	<u>235,836</u>
Property and Equipment		
Office equipment	36,287	15,183
Total Cost	<u>36,287</u>	<u>15,183</u>
Less accumulated depreciation	<u>(19,404)</u>	<u>(14,807)</u>
Property and Equipment - Net	16,883	376
Investments (Note 2)	463,107	432,146
Intangible Assets - Net	4,889	7,556
Other Assets		
Beneficial Interest in Assets Held at Community Foundation (Note 6)	<u>5,000</u>	<u>5,000</u>
Total Assets	<u>\$ 687,522</u>	<u>\$ 680,914</u>
Liabilities and Net Assets		
Current Liabilities		
Accounts payable	\$ -	\$ 3,750
Accrued expenses	32,539	29,693
Deferred revenue	58,043	77,034
Total Current Liabilities	<u>90,582</u>	<u>110,477</u>
Net Assets		
Without donor restrictions		
Undesignated	126,162	138,291
Board Designated (Note 4)	463,107	432,146
With donor restrictions	7,671	-
Total Net Assets	<u>596,940</u>	<u>570,437</u>
Total Liabilities and Net Assets	<u>\$ 687,522</u>	<u>\$ 680,914</u>

Statement of Activities and Changes In Net Assets

Years Ended June 30, 2025 and 2024

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
Revenue and Other Support						
Program and operational activities	\$ 230,104	\$ -	\$ 230,104	\$ 203,378	\$ -	\$ 203,378
Local government support (Note 5)	125,000		125,000	100,000	6,000	106,000
Donations and grants	106,842	26,785	133,627	123,165	1,000	124,165
Fundraising events	85,386	-	85,386	77,608	-	77,608
Membership	14,090	-	14,090	14,320	-	14,320
Merchandise sales	8,720	-	8,720	9,626	-	9,626
In-kind (Note 7)	975	-	975	888	-	888
Net assets released from restrictions	19,114	(19,114)	-	14,703	(14,703)	-
Total Revenue and Other Support	590,231	7,671	597,902	543,688	(7,703)	535,985
Operating Expenses						
Program activities	258,156	-	258,156	261,751	-	261,751
Management and general	245,915	-	245,915	202,060	-	202,060
Fundraising	110,951	-	110,951	98,231	-	98,231
Total Expenses	615,022	-	615,022	562,042	-	562,042
Excess of Operational Revenue over Operating Expenses	(24,791)	7,671	(17,120)	(18,354)	(7,703)	(26,057)
Other Changes in Net Assets						
Investment income (loss) - Net (Note 3)	42,961	-	42,961	35,835	-	35,835
Other income (loss)	662	-	662	140	-	140
Total Other Changes in Net Assets	43,623	-	43,623	35,975	-	35,975
Change in Net Assets	18,832	7,671	26,503	17,621	(7,703)	9,918
Net Assets - Beginning of year	570,437	-	570,437	552,816	7,703	560,519
Net Assets - End of year	\$ 589,269	\$ 7,671	\$ 596,940	\$ 570,437	\$ -	\$ 570,437

Statement of Functional Expenses

Year Ended June 30, 2025

	Program Activities	Management and General	Fundraising	Total
Salaries and wages	\$ 184,694	\$ 163,106	\$ 70,387	\$ 418,187
Professional Fees	44,175	18,105	2,104	64,384
Advertising and promotion	2,417	4,721	34,161	41,299
Supplies	22,298	17,607	3,787	43,692
Telephone and internet	-	12,195	-	12,195
Bank service charges	-	4,653	-	4,653
Insurance	-	6,670	-	6,670
Equipment rental	1,488	1,485	405	3,378
Transportation	199	217	107	523
Depreciation	-	4,597	-	4,597
Amortization	-	2,667	-	2,667
In-kind (Note 7)	975	-	-	975
Miscellaneous	1,910	9,892	-	11,802
Total Expenses	<u>\$ 258,156</u>	<u>\$ 245,915</u>	<u>\$ 110,951</u>	<u>\$ 615,022</u>

Statement of Functional Expenses

Year Ended June 30, 2024

	Program Activities	Management and General	Fundraising	Total
Salaries and wages	\$ 182,109	\$ 149,810	\$ 61,497	\$ 393,416
Professional Fees	53,236	15,040	1,106	69,382
Advertising and promotion	2,919	6,498	28,983	38,400
Supplies	19,600	7,646	5,984	33,230
Telephone and internet	-	8,682	167	8,849
Bank service charges	-	4,675	-	4,675
Insurance	-	5,741	-	5,741
Equipment rental	400	1,290	-	1,690
Transportation	1,149	149	-	1,298
Depreciation	-	375	-	375
Amortization	-	444	-	444
In-kind (Note 7)	588	-	300	888
Miscellaneous	1,750	1,710	194	3,654
Total Expenses	<u>\$ 261,751</u>	<u>\$ 202,060</u>	<u>\$ 98,231</u>	<u>\$ 562,042</u>

Statement of Cash Flows

Years Ended June 30, 2025 and 2024

	2025	2024
Cash flows from Operating Activities:		
Change in net assets	\$ 26,503	\$ 9,918
Adjustments to reconcile change in net assets to net cash from operating activities:		
Depreciation	4,597	375
Amortization	2,667	444
Net realized and unrealized (gains) losses on investments	(42,961)	(35,835)
Changes in operating assets and liabilities that provided (used) cash:		
Accounts and grants receivable	9,358	1,987
Donated investments - endowment	-	-
Inventory	(645)	(2,831)
Prepaid expenses	13,678	(17,773)
Intangible assets	-	(8,000)
Accounts payable	(3,750)	3,523
Accrued expenses	2,846	5,451
Rental deposits payable	-	-
Deferred revenue	(18,991)	22,106
Net cash used in operating activities	<u>(6,698)</u>	<u>(20,635)</u>
Cash flows from Investing Activities:		
Proceeds from sale of investments	22,000	22,000
Purchase of investments	(10,000)	-
Purchases of property and equipment	(21,104)	-
Net cash used in (provided by) investing activities	<u>(9,104)</u>	<u>22,000</u>
Net (decrease) increase in cash and cash equivalents	(15,802)	1,365
Cash and cash equivalents - Beginning of year	<u>188,545</u>	<u>187,180</u>
Cash and cash equivalents - End of year	<u><u>\$ 172,743</u></u>	<u><u>\$ 188,545</u></u>

Note 1 – Nature of Activities and Significant Accounting Policies***Organization***

Troy Historical Society (the Organization) is tax exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code as an organization that is not a private foundation. The Organization's mission is to engage the community and enable life-long exploration of history by sharing and preserving its stories, artifacts, and buildings through creative, meaningful experiences. The Organization's vision is to enhance knowledge and historic context through the resources and activities centered at the Troy Historic Village. The Organization provides opportunities for community development, social interaction, and open dialogue on issues of importance. The Organization enriches lives by connecting its experiences of the past to one another. The Organization was formed in order to foster and encourage the collection and preservation of historical artifacts and to study and conduct historical research. It has grown from this foundation of preservation to preservation and education. The Organization is located in Troy, Michigan.

The City of Troy has a contract with the Organization that allows the Organization to operate, manage, and use the Troy Historic Village and its buildings for the purpose of the Organization's mission. See Note 5.

Nature of Activities

The Organization develops and offers history-related public educational programs to children and families, school fieldtrips, and senior citizens. The Organization operates the Historic Village and works with the City of Troy to maintain the accompanying buildings and artifacts. Fees are charged for most educational and group-taught programs. Other sources of income include local government support, donations, fundraising events, and special-event rentals.

Basis of Presentation

The Organization reports information regarding its financial position and activities according to two classes of net assets that are based upon the existence or absence of restrictions on use that are placed there by its donors: net assets without donor restrictions and net assets with donor restrictions.

Net assets without donor restrictions are resources available to support operations and not subject to donor restrictions. The only limits on the use of net assets without donor restrictions are the broad limits resulting from the nature of the Organization, the environment in which it operates, the purposes specified in its corporate documents and its application for tax-exempt status and any limits resulting from contractual agreements with creditors and others that are entered into in the course of its operations.

Net assets with donor restrictions are subject to donor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met by the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, such as those that the donor stipulates that resources be maintained in perpetuity.

Use of Estimates

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

Cash and Cash Equivalents

For purposes of the statement of cash flows, highly liquid investments with maturities of three months or less when purchased are considered cash equivalents and recorded at cost, which approximates fair value.

June 30, 2025 and 2024

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Accounts and Grants Receivable***

The Organization considers accounts receivable to be fully collectible as of June 30, 2025 and 2024, respectively; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

Grants and contributions are recognized at fair value as revenues in the period in which there is sufficient evidence that an unconditional promise was received. Conditional promises are recognized when the conditions on which they depend are substantially met. Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. The allowance for uncollectible amounts is estimated based upon historical collection rates and specific identification of uncollectible amounts. As of June 30, 2025 and 2024, respectively, there were no allowances required for grants receivable.

Inventory

The Organization maintains an inventory of books, posters, and other mission related products, purchased for resale, that are sold in The Village Store. Inventory is valued at the lower of cost or market.

Property and Equipment

Property and equipment is carried at cost or, if donated, at fair market value at the time of donation. Depreciation is provided on a straight-line basis over the estimated useful lives of 3 to 27.5 years. The Organization's policy is to capitalize acquisitions of \$2,500 or more. For the years ended June 30, 2025 and 2024, depreciation expense was \$4,597 and \$375, respectively.

Intangibles

Intangible assets, such as website development costs, are capitalized at cost when they relate to the application and infrastructure development stages. Costs incurred during the planning stage and for maintenance after the website is launched are expensed as incurred. Capitalized website development costs are amortized on a straight-line basis over the estimated useful life of 3 years. The Organization's policy is to capitalize acquisitions of \$2,500 or more. For the years ended June 30, 2025 and 2024, amortization expense was \$2,667 and \$444, respectively.

Investments

Investments for which market quotations are readily available are valued at the quoted market price.

Deferred Revenue

Deferred revenue consists of advances for future programs, events, rentals, and grants. The Organization recognizes revenue once the program, event, or rental has concluded. Grants are recognized in conjunction with agreement terms when any imposed conditions have been met.

Revenue and Other Support

Contributions of cash and other assets, including unconditional promises to give in the future, are reported as revenue when received and are measured at fair value. The Organization receives support in the form of local government, corporate, and individual grants and contributions. Management has determined that these grants and contributions are from arrangements for which there is no commensurate benefit provided to the resource providers. Therefore, all of this support is considered to be contribution revenue.

June 30, 2025 and 2024

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Revenue and Other Support (Continued)***

Contributions that are restricted by the donor are reported as an increase in net assets without donor restriction if the restriction expires in the reporting period in which the contributions are recognized. Contributions with donor-imposed time or purpose restrictions are reported as support with donor restrictions. All other contributions are reported as support without donor restrictions.

Unconditional promises to give with payments due in future periods are assumed to have an implicit time restriction. Those restrictions are released as contributions when collected or when allocations or grants are made to recipient organizations based on those future collections. Conditional promises to give are recognized only when the conditions on which they depend are substantially met and the promises become unconditional. There were no conditional promises to give recognized as of June 30, 2025 and 2024, respectively.

The Organization offers program related experiences where the performance obligation is delivery of the program. Fees for these programs are based on the type of program and the number of participants in each program. These revenues are treated as exchange transactions and are recognized as revenue after delivery of the program has occurred.

The Organization conducts special fundraising events in which the gross proceeds paid by the sponsor represent contribution revenue to the Organization as there is no admission fee for participants or spectators for these types of events. The Organization also conducts special fundraising events in which the gross proceeds paid by the participant represents payment for the direct benefits received by the participant at the event. The performance obligation is delivery of the event, and revenue is recognized after the event has taken place. Funds received in excess of proceeds paid by participants for these events would represent contribution revenue to the Organization. There were no proceeds deemed to be contributions at any of these types of events for the years ended June 30, 2025 and 2024, respectively.

Contributed Services

The Organization pays for most services requiring specific expertise. However, many individuals donate their time in performing a variety of tasks to assist the Organization's operations. The donated hours and value of these contributed services have not been included in these financial statements, as they do not meet the criteria for recognition and were estimated for the years ended June 30, 2025 and 2024 to be 4,406 hours and 4,757 hours valued at approximately \$153,285 and \$159,312, respectively.

Concentrations of Credit Risk

The Organization derives most of its revenues from local government support, donations, and various fundraising events. For the years ended June 30, 2025 and 2024, local government support was approximately 21% and 19% of total revenues, respectively.

Functional Allocation of Expenses

Costs of providing the program, management and general, and fundraising services have been reported on a functional basis in the statement of functional expenses. The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses required allocation on a reasonable basis that is consistently applied. Depreciation is allocated on the basis of the program or support service that uses the fixed asset. Costs have been allocated between the various programs and support services based on estimates determined by management. Although the methods of allocation used are considered appropriate, other methods could be used that would produce different amounts.

June 30, 2025 and 2024

Note 1 – Nature of Activities and Significant Accounting Policies (Continued)***Adoption of New Accounting Pronouncement***

In September 2020, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) No. 2020-07, *Not-for-Profit Entities (Topic 958): Presentation and Disclosures by Not-for-Profit Entities for Contributed Nonfinancial Assets*, which was issued in order to improve transparency in the reporting of contributed nonfinancial assets, also known as gifts-in-kind, for not-for-profit organizations. The new guidance is effective for the Organization's year-ended June 30, 2024. See Note 7.

Subsequent Events

The financial statements and related disclosures include evaluation of events up through and including November 20, 2025, which is the date the financial statements were available to be issued.

Note 2 – Fair Value Measurement***Fair Value Measurement***

Accounting standards require certain assets and liabilities be reported at fair value in the financial statements and provide a framework for establishing that fair value. The framework for determining fair value is based on a hierarchy that prioritizes the inputs and valuation techniques used to measure fair value.

Fair values determined by Level 1 inputs use quoted prices in active markets for identical assets that the Organization has the ability to access. Fair values determined by Level 2 inputs use other inputs that are observable, either directly or indirectly. These Level 2 inputs include quoted prices for similar assets in active markets and other inputs, such as interest rates and yield curves that are observable at commonly quoted intervals. Level 3 inputs are unobservable inputs, including inputs that are available in situations where there is little, if any, market activity for the related asset. These Level 3 fair value measurements are based primarily on management's own estimates using pricing models, discounted cash flow methodologies, or similar techniques taking into account the characteristics of the asset.

In instances whereby inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Organization's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

The following tables present information about the Organization's assets measured at fair value on a recurring basis at June 30, 2025 and 2024, respectively, and the valuation techniques used by the Organization to determine those fair values:

	Assets Measured at Fair Value on a Recurring Basis at June 30, 2025	
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Balance at June 30, 2025
Investments:		
Money market funds	\$ 8,745	\$ 8,745
Fixed income securities	220,348	220,348
Equity securities	234,014	234,014
Total investments at fair value	<u>\$ 463,107</u>	<u>\$ 463,107</u>

June 30, 2025 and 2024

Note 2 – Fair Value Measurement (Continued)***Fair Value Measurement (Continued)***

	Assets Measured at Fair Value on a Recurring Basis at June 30, 2024	
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Balance at June 30, 2024
Investments:		
Money market funds	\$ 19,725	\$ 19,725
Fixed income securities	283,147	283,147
Equity securities	129,274	129,274
Total investments at fair value	<u>\$ 432,146</u>	<u>\$ 432,146</u>

Note 3 – Investment Income - Net

Investment income (loss) is composed of the following for the years ended June 30, 2025 and 2024:

	2025	2024
Interest and dividends - Net of fees	\$ 16,112	\$ 15,549
Net realized and unrealized gains (losses)	26,849	20,286
Total	<u>\$ 42,961</u>	<u>\$ 35,835</u>

Note 4 – Board Designated Endowment

During the year ended June 30, 2023, investment funds were reorganized into a Troy Historical Society Board Designated Endowment. The Organization's goal of this endowment is to support operations of the Troy Historic Village as the Board of Directors and management deems most beneficial. The following tables present the changes in endowment net assets for the years ended June 30, 2025 and 2024:

	Changes in Endowment Net Assets for the Year Ended June 30, 2025
	Without Donor Restrictions
Board designated endowment funds - Beginning of Year	\$ 432,146
Investment return:	
Investment income	16,112
Net appreciation (realized and unrealized)	26,849
Total Investment return	<u>42,961</u>
Contributions	10,000
Appropriation of endowment assets for expenditure	<u>(22,000)</u>
Board designated endowment funds - End of Year	<u>\$ 463,107</u>

Note 4 – Board Designated Endowment (Continued)

	Changes in Endowment Net Assets for the Year Ended June 30, 2024
	Without Donor Restrictions
Board designated endowment funds - Beginning of Year	\$ 418,311
Investment return:	
Investment income	15,549
Net appreciation (realized and unrealized)	20,286
Total Investment return	35,835
Appropriation of endowment assets for expenditure	(22,000)
Board designated endowment funds - End of Year	\$ 432,146

Note 5 – City of Troy

Effective in March 2011, the City of Troy approved an operational agreement with the Organization to operate the Troy Historic Village located in Troy, Michigan, which allows the Organization non-exclusive use of the property. The agreement was renewed on July 1, 2016, and it expires on June 30, 2026.

In conjunction with this agreement, the City of Troy includes the Organization in its annual budget within the City’s Recreation and Culture Department for building and ground routine maintenance as well as annual appropriations out of its General Fund for Organization operations, insurance, and operations-related maintenance and utilities. For the years ended June 30, 2025 and 2024, the City of Troy provided the Organization with appropriations for organizational operations in the amounts of \$125,000 and \$106,000, respectively. The appropriations are recorded as Local Government Support on the Statement of Activities and Changes in Net Assets for the years ended June 30, 2025 and 2024.

Note 6 – Community Foundation Endowment

Effective December 1, 2017, The Organization established an endowment agreement with North Woodward Community Foundation (the Community Foundation) by an irrevocable transfer of funds in the amount of \$5,000 to the Community Foundation. The purpose of the endowment is to provide support to the Organization in its operating and management of the Troy Historic Village, owned by the City of Troy, as directed by the Community Foundation. The Community Foundation has the power to retain, invest, and reinvest the assets of the endowment to further the charitable or other exempt purposes of the Organization. The Community Foundation also has variance power over the endowment in that the Community Foundation’s principles and procedures for advised funds provide that the commitments, grants, or expenditures from the funds shall be made to the Organization at such time or times and in such amount or amounts as determined by the Community Foundation. If the Organization ceases to operate and manage the Troy Historic Village, the endowment fund would continue to provide support to the Troy Historic Village by distributions to the next operator of the Troy Historic Village.

June 30, 2025 and 2024

Note 6 – Community Foundation Endowment (Continued)

Annually, the Organization can request five percent of the average endowment fund balance of the preceding four quarters in the form of a distribution. As of June 30, 2025 and 2024, the North Woodward Community Foundation reported an approximate fair value of \$36,815 and \$34,920, respectively, for the endowment fund. As of June 30, 2025 and 2024, a request for distribution has not been made by the Organization.

Note 7 – In-kind Donations

The Organization received various in-kind donations for its programs and in support of the Organization in general. The in-kind donations were used during the years ended June 30, 2025 and 2024, and there were no donor-imposed restrictions associated with the contributed non-financial assets. Fair value of the contributed non-financial assets was determined based on the market value cost of a given item or service. In-kind donations for the years ended June 30, 2025 and 2024 are as follows:

Description	2025	2024
Advertising, promotional services, and sponsorship	\$ -	\$ 450
Village and program supplies (items include but are not limited to candy, bags, name tags, coupons, food items)	975	438
Total	<u>\$ 975</u>	<u>\$ 888</u>

Note 8 – Liquidity and Availability of Financial Resources

The Organization has \$181,386 of financial assets available within one year of the statement of financial position date to meet cash needs for general expenditure consisting of cash and cash equivalents and receivables. None of the financial assets are subject to donor or other contractual restrictions that make them unavailable for general expenditure within one year of the statement of financial position date. The Organization has a goal to maintain financial assets, which consist of cash and cash equivalents and receivables, on hand to meet 60 days of normal operating expenses, which are, on average approximately \$103,000. The Organization has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due.

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

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE
COMMISSION NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
DTE GAS COMPANY
CASE NO. U-21889**

- DTE Gas Company requests Michigan Public Service Commission for approval of a gas cost recovery plan and authorization of gas cost recovery factors for the 12-month period April 2026-March 2027.
- The information below describes how a person may participate in this case.
- You may call or write DTE Gas Company, One Energy Plaza, Detroit, MI 48226, 800-477-4747, for a free copy of its application. Any person may review the documents at the offices of DTE Gas Company or on the Commission's website at: <https://mi-psc.my.site.com/s/>.
- A pre-hearing will be held:

DATE/TIME: Tuesday, February 10, 2026 at 9:00 AM

BEFORE: Administrative Law Judge Theresa A.G. Staley

LOCATION: Video/Teleconference

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

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider DTE Gas Company's (DTE Gas) December 19, 2025 application requesting the Commission to: 1) approve DTE Gas' Gas Cost Recovery (GCR) Plan and monthly GCR factor for a 12-month period from April 1, 2026 through March 31, 2027, and evaluate its five-year Forecast; 2) approve a maximum base GCR factor of \$3.29 per Mcf that can be adjusted to a new maximum GCR rate by the monthly NYMEX-based contingency factor matrix, to be reflected in DTE Gas's monthly gas customer billings beginning April 1, 2026, and continuing through March 31, 2027, and further approve a Supplier of Last Resort Reservation Charge of an additional \$0.50 per Mcf that is billed to GCR customers while the Reservation Charge billed to Gas Cost Choice customers will be \$0.34 per Mcf; 3) determine that DTE Gas's 5-Year (April 2026–March 2031) Forecast of Gas Requirements, Supplies and Costs, and Gas Supply Plan does not include any cost items that the Commission would be unlikely to permit DTE Gas to recover in the future; and 4) grant DTE Gas such other and further relief as it may find appropriate.

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

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by February 3, 2026. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon DTE Gas Company's attorney, Carlton D. Watson, One Energy Plaza, 1650 WCB, Detroit, MI 48226.

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

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

Any person wishing to file a public comment may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. U-21889. Statements may be emailed to: LARA-MPSC-edockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917.

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

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

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

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

U-21889