



**TROY CITY COUNCIL
COMMITTEE MEETING
COUNCIL CHAMBERS, CITY HALL
100 S. Market Street, Troy, Ohio**

MONDAY, JUNE 9, 2025, 6:00 PM

Finance Committee

(Severt [Chm.], Schilling, Westfall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to execute a cooperative agreement in connection with the Dayton-Montgomery County Port Authority's participation in the Komyo America Co., Inc. for sales tax exemption. Consideration of emergency legislation is requested.

Community Partnerships Committee

(Marshall [Chm.], Severt, Twiss)

1. Update related to the Parks and Recreation Master Plan and the role of Troy sports associations and organizations therein.

Other Committees/Items may be added.

6-6-2025

Cc: Council
Mayor
Mr. Titterington, Mr. Kerber
Mr. Frigge, Departments, Media

**FINANCE
COMMITTEE**



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety 

DATE: June 2, 2025

SUBJECT: AGREEMENT RELATED TO SALES TAX EXEMPTION ISSUED BY THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY FOR THE KOMYO AMERICA CO., INC. PROJECT

RECOMMENDATION:

That Council approves legislation regarding an agreement with the Dayton-Montgomery County Port Authority related to the Port Authority issuing sales tax exemption for the Komyo America Co., Inc. project.

BACKGROUND:

The Komyo America Co., Inc. project is expected to bring a new warehouse facility located off Commerce Center Boulevard. The developer has requested sales tax exemption with all 'hard costs of construction' through the Dayton-Montgomery County Port Authority, which is a unit of government. Because the project will be located in the City of Troy, and not within the immediate jurisdiction of the Port Authority, the Port Authority requires that the local authority (City of Troy) approve a Cooperative Agreement related to the participation of the Port Authority. Under the Cooperative Agreement, the City of Troy specifically has no connection with the sales tax exemption and has no responsibility for the financial viability or oversight of the project.

It is noted that the prior projects of Clopay and StoryPoint also worked with the Dayton-Montgomery County Port Authority for their projects.

REQUESTED ACTION:

While the City will not have financial or oversight responsibility related to the project, it would be appreciated if you would assign a committee of Council the City of Troy executing a cooperative agreement in connection with the Dayton-Montgomery County Port Authority's participation in the Komyo America Co., Inc. project. Because of the immediate need for the sales tax exemption to the project, consideration of emergency legislation is requested.



COMMUNITY
PARTNERSHIPS
COMMITTEE



MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Patrick E. J. Titterington, Director of Public Service and Safety

DATE: June 4, 2025

SUBJECT: **Parks Master Plan Update**

BACKGROUND:

In response to the May 19 Council Meeting, Staff is providing an overview of the ongoing Parks and Recreation Master Plan process. The plan is being developed in four (4) key phases using the same process as was followed during the recently updated Comprehensive Plan with the goal of ensuring our park system meets the current and future community needs.

Phase One: Information Gathering and Analysis: This process has taken three (3) months from the initial kickoff meeting and includes the following components:

1. Inventory of parks and cultural amenities. This will build off the 2019 Inventory and Conditions Assessment.
2. American with Disabilities Act (ADA) evaluation of current accessible facilities and identification of inaccessible facilities.
3. Analyze existing programming offerings.
4. Evaluate potential pool facility enhancements and funding options.
5. Park budgeting and maintenance information gathering.
6. Assignment of Advisory Committee representatives and other stakeholder identification. The Advisory Committee is made up of twelve (12) members of various organizations that include: Miami County Parks, Great Miami Riverway, Troy Baseball Parents, Troy Junior Baseball, Troy Rattlers, Troy Junior Football, Troy Bombers, Miami County Foundation, Troy Foundation, and the Troy City Schools.
7. Incorporation of other studies into the Parks Master Plan: MKSK Downtown Strategic Plan (2017) Comprehensive Plan (2024) Parks Master Plan (1999), etc.
8. Creation of community survey and identification of public engagement events.

Phase Two: Public Participation and Outreach: This phase aims to identify how residents and stakeholders view the city's parks and recreation programs.

1. Incorporation of recent public engagement activities from the Comprehensive Plan efforts.
2. American StructurePoint and City Staff are attending the Strawberry Jam event on June 6th from 5 PM – 9 PM. This will include discussion boards highlighting phase one and getting the word out for the survey. A link to the Community Survey can be found here: <https://www.surveymonkey.com/r/BZ8VHMX>
3. Two (2) future town hall events are in the planning process and will be scheduled by the end of June.
4. An additional stakeholder engagement session specific to baseball is scheduled for June 17th.

Phase Three: Needs Assessment: This includes an evaluation of all public participation and outreach from Phase Two.

1. Benchmark creation of existing parks and recreation facilities and comparing to national metrics. This includes the National Recreation and Parks Association (NRPA), and the Statewide Comprehensive Outdoor Recreation Plan (SCORP).
2. Expand the levels of service area maps created for the Comprehensive Plan to identify future park priorities.
3. Identify the need for expanded pool facilities in terms of size and amenities to keep up with the demand of new residents.





Phase Four: Prioritization, Action Plan, and Finalization This phase will classify and prioritize strategies and activities that advance the plan's stated goals and objectives.

1. Identification of funding sources through grants and other partner organizations.
2. Establish short- and long-term priorities.
3. Posting of the draft plan for public comments.
4. Final Town Hall meeting and Virtual Town Hall for additional public comment on the draft plan.

We truly respect and appreciate the recent comments of the baseball community members. We have made certain that they are included in the overall assessment process AND that any opportunities and challenges related to relocating baseball into Troy are thoroughly evaluated and prioritized during the Master Plan process. To that end, the Community Partnerships Committee should note that three officers/stakeholders from our baseball organizations have accepted appointments to the Parks and Recreation Master Plan Advisory Committee. I would also reemphasize that baseball and all other of our partner sports organizations will be invited to all public meetings related to this process, during which all needs and requests will be compiled, discussed and prioritized.

Staff is committed to a transparent and community-driven Parks Master Plan process. Public input has been prioritized through multiple channels, including a citywide survey, stakeholder meetings, and in-person outreach at major events. This level of engagement ensures the plan is informed by those who use and support our park system every day. We will continue these efforts throughout this process, with a draft plan to be presented for public and Council review later this year.

cc: Mayor Oda

