



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

MONDAY, APRIL 27, 2026, 6:00 pm

Streets & Sidewalks Committee

(Phillips [Chm.], Schilling, Marshall)

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Downtown Safety and Streetscape Project at a cost not to exceed \$12,000,000.
2. Provide a recommendation to Council regarding the recommendation of the Troy Planning Commission that Council accepts the dedication of right-of-way along the property at 2800 McKaig Road. This consists of 0.850 acres along SR 718 and 0.612 acres along McKaig Road of the current inlet.

Finance Committee

(Severt [Chm.], Whidden, 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 Terrace Ridge Project for sales tax exemption.

Other Committees/items may be added

4-24-2026

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

**STREETS &
SIDEWALKS
COMMITTEE**

MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: April 24, 2026

SUBJECT: **AUTHORIZE BIDDING OF THE DOWNTOWN SAFETY/STREETSCAPE RENOVATION PROJECT**

RECOMMENDATION:

That Council authorizes the Director of Public Service and Safety to advertise for bids and enter into a contract for the Downtown Safety/Streetscape Renovation Project at a cost not to exceed \$12,000,000.

BACKGROUND:

The Downtown Safety/Streetscape Renovation Project encompasses enhancements along Main Street between Cherry Street and Mulberry Street, Prouty Plaza, and Market Street between Water Street and Franklin Street. Some of the enhancements include the following:

- Alteration of the roundabout driving maneuver and quadrant parking orientation,
- Enhancements for safety of pedestrians and drivers including for events and street closures,
- Revamping of streetscape enhancements including but not limited to the brick pavers, seating, furniture, lighting and additional amenities,
- Introduction of digital kiosk boards in the quadrants,
- Replacement of aging utility infrastructure which will allow the downtown properties to have fire suppression, and
- Redevelopment of Prouty Plaza.

Attached to the memo are exhibits that show the main enhancements for the project.

For additional background:

- On July 17, 2023, Council adopted Resolution No. R-44-2023, authorizing a professional services agreement with LJB, Inc. for the conceptual design of the Downtown Safety/Streetscape Renovation Project, at a cost not to exceed \$225,000.
- On October 21, 2024, Council adopted Resolution No. R-61-2024, authorizing a professional services agreement with LJB, Inc. for the design of the Downtown Safety/Streetscape Renovation Project at a cost not to exceed \$617,370.
- On August 4, 2025, Council adopted Resolution No. R-40-2025, amending the professional services agreement with LJB, Inc. to include the Prouty Plaza redesign at a cost of \$165,493, for a total professional services agreement for the project design in an amount not to exceed \$782,863.

This project has been discussed thoroughly in six different public forums:

- 4/17/2024 – A public meeting was held at the Redman's Club to discuss the design criteria for the Downtown Safety/Streetscape Renovation Project
- 5/22/2024 – A second public meeting was held at the Bravo Room to share the design criteria for the Downtown Safety/Streetscape Renovation Project and gain public input and comment



- 2/24/2025 – A presentation was given to Council as a Committee of the Whole for their input of the Prouty Plaza Project
- 3/10/2025 – A presentation was given to Council for their input of the Downtown Safety/Streetscape Renovation Project
- 6/30/2025 – Discussion at a Council Committee meeting regarding adding the Prouty Plaza design to the professional services agreement with LJB, Inc.
- 7/14/2025 – A presentation was given at a Council Committee meeting regarding the Prouty Plaza design for the reiteration and clarification of comments and questions answered at the 2/24/2025 Committee of the Whole meeting
- 2024-2026 – There have been numerous community groups that have requested presentations and updates pertaining to the Downtown Safety/Streetscape Renovation Project

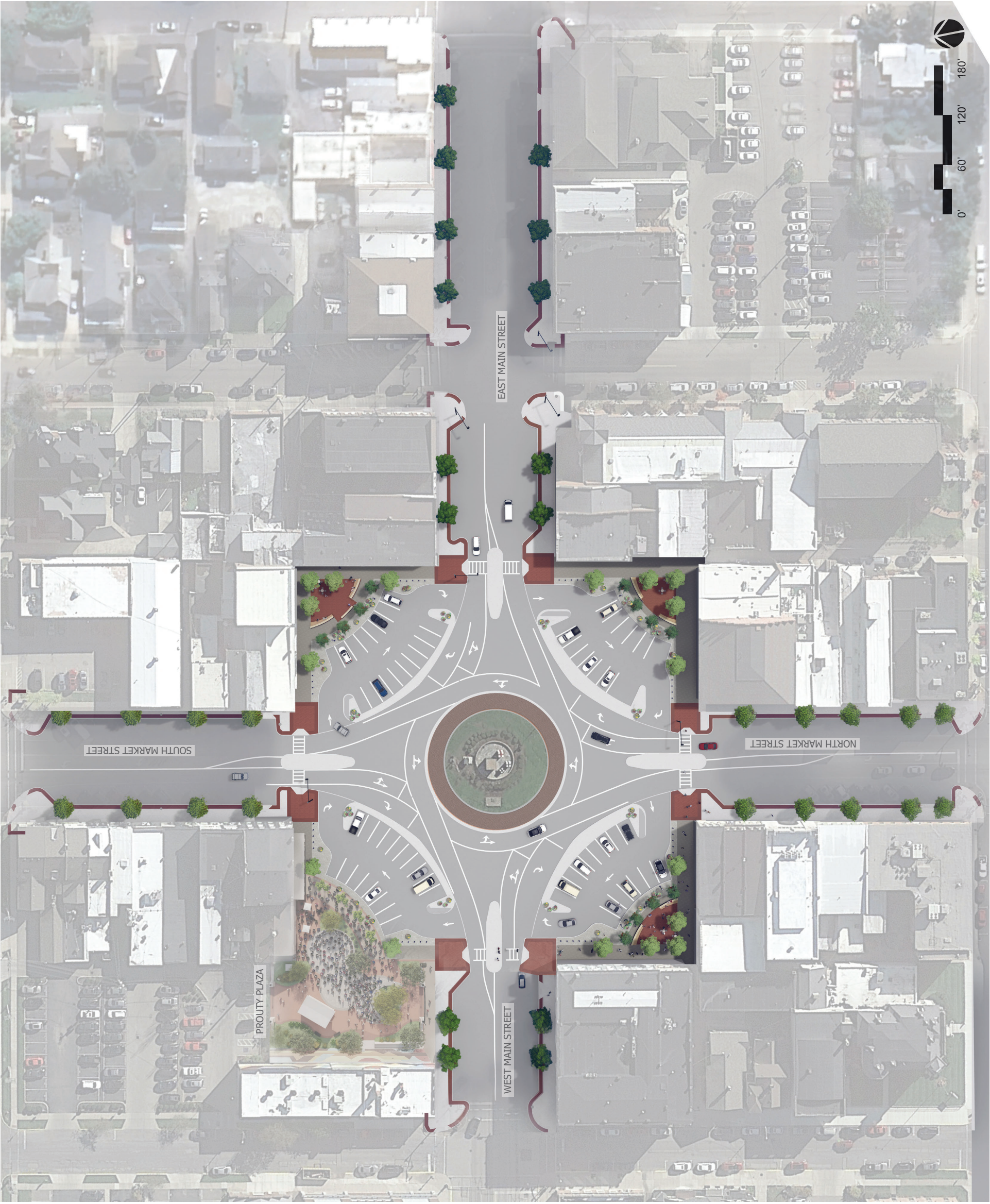
The design engineer's construction estimate is \$11,300,000. With a 7% construction contingency, staff is requesting that \$12,000,000 be authorized for the construction of the total project. This request exceeds the 2026 Budget by \$700,000. The additional funding is proposed to be taken from the Capital Improvement Fund (Fund 441), Stormwater Fund (Fund 709), and Water Fund (Fund 710) as applicable based on a bid analysis. Staff will assist the City Auditor in monitoring the fund balances of these funds to determine if a reappropriation is required prior to year end.

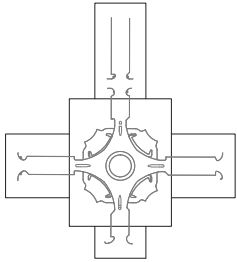
REQUESTED ACTION

It would be appreciated if you would assign to a Committee of Council authorizing the Director of Public Service and Safety to advertise for bids and enter into a contract for the Downtown Safety/Streetscape Renovation Project at a cost not to exceed \$12,000,000.

encl.







KEY PLAN

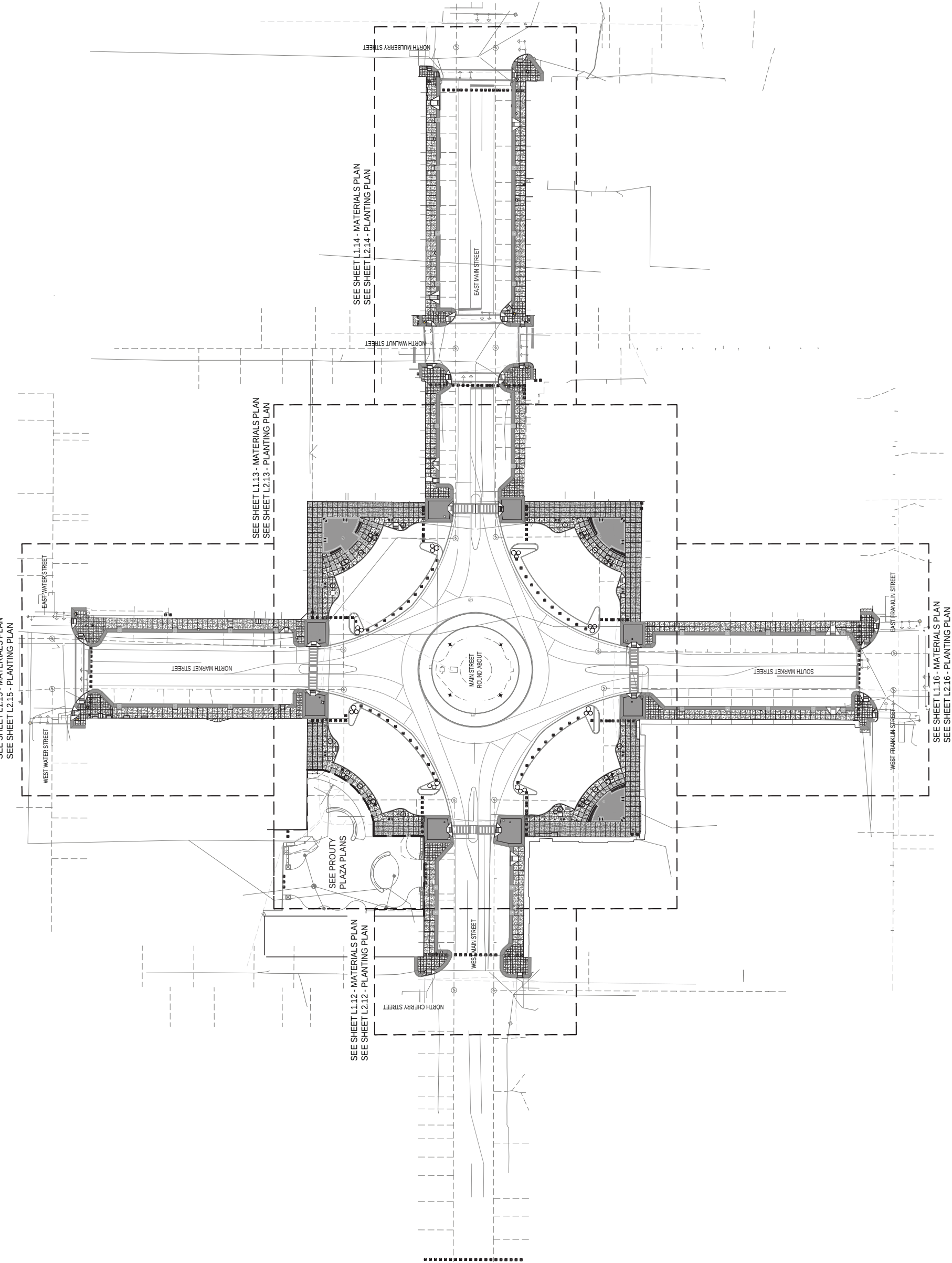


DESIGN AGENCY

MKSK

DESIGNER	AP & JZ
REVIEWER	KID
PROJECT ID	02-05-26
SHEET	X23611
TOTAL	L1.11
	0

OVERALL SITE PLAN KEY PLAN



HORIZONTAL
SCALE IN FEET



Troy Downtown | Updated Roundabout



MODEL: 125801_TP102 PAPERSIZE: 34x22 (in.) DATE: 4/1/2026 TIME: 3:26:15 PM USER: awidmeier
Q:\City of Troy\0125801A.00 - Downtown Safety Streetscape\125801\400-Engineering\Traffic\Sheets\125801_TP102.dgn



HORIZONTAL
SCALE IN FEET

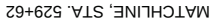
0 10 20 40

DESIGN AGENCY		
DESIGNER	SKB	
REVIEWER	LAS 02/26/26	
PROJECT ID	125801	
SHEET	TOTAL	
P.61	P.79	

Troy Downtown | Daily Use in the Southwest Quadrant



MATERIALS PLAN ENLARGEMENT



MATCHLINE, STA. 620+00

MATCHLINE, STA. 531+60

MATERIALS SCHEDULE

ITEM	KEY	DE / AL
ACCESSORIES		
TREE GRATE	TG1	4/L3.1 & 5/L3.1
TREE GRATE WITH UPLIGHTS	TG2	4/L3.1 & 5/L3.1
DURALAST DETECTABLE WARNING PLATE	TP1	7/L3.1
LIGHTING		

BRICK STAMPED CONCRETE PAVEMENT	CP3	1A.3.1
BRICK PAVEMENT A	P1	1A.3.2
BRICK PAVEMENT B	P2	1A.3.2
BRICK PAVEMENT C	P3	1A.3.2

RELOCATED BENCH
RELOCATED-SQUARE RECEPTACLES
RELOCATED-SQUARE RECEPTACLES
RELOCATED-TRIANGLE RECEPTACLES
47" DIA. PLANTER
57" DIA. PLANTER
59" DIA. PLANTER
RELOCATED BIKE RACK

Prouty Plaza Renderings
N.T.S.



VIEW A



VIEW B



** RENDERED VIEWS OF PROPOSED ELEMENTS
FOR DESIGN INTENT ONLY AND SHALL NOT BE
USED FOR CONSTRUCTION PURPOSES. REFER
TO DRAWINGS **

PROUTY PLAZA
RENDERINGS

DESIGN AGENCY



DESIGNER	AC/BD
REVIEWER	CMH
PROJECT ID	12-01-25
SHEET	125801
TOTAL	0



5 x 5

MEMORANDUM

TO: Mr. Rozell, President of Council

FROM: Sue Knight, for the Troy Planning Commission

DATE: April 23, 2026

SUBJECT: REPORT OF THE PLANNING COMMISSION
DEDICATION OF RIGHT-OF-WAY: 2800 McKAIG ROAD (ALONG McKAIG ROAD & SR 718)

At the April 22, 2026, meeting of the Troy Planning Commission, the Commission reviewed a submittal regarding the dedication of right-of-way along the property at 2800 McKaig Road. This consists of 0.850 acres along SR 718 and 0.612 acres along McKaig Road of the current inlet. This plat is part of the Troy City Schools West School. The dedication of the right-of-way requires approval of City Council.

The City Engineer has reviewed and recommended the right-of-way dedication.

By unanimous vote, the Troy Planning Commission approved a motion recommending that Troy City Council accept the dedication of 0.850 acres along SR 718 and 0.612 acres along McKaig Road, with the property having an address of 2800 McKaig Road. Attached is a location map that shows the right-of-way outlined in red. Also attached is the plat map.

This is forwarded herewith for consideration of Council.

encl.

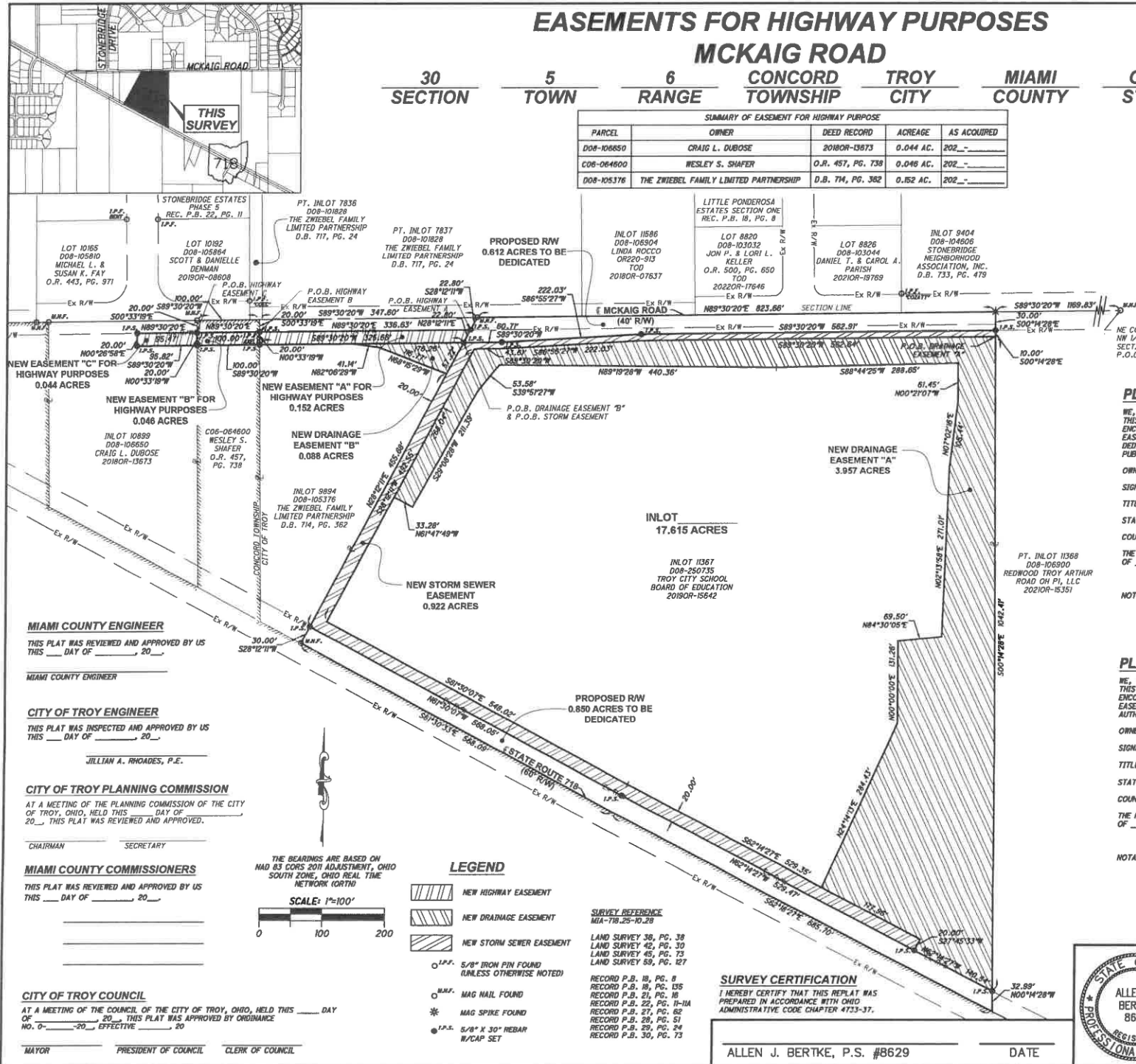


EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD

VOLUME _____ PAGE _____
MIAMI COUNTY RECORDER'S RECORD OF PLATS

30 SECTION 5 TOWN 6 RANGE CONCORD TOWNSHIP TROY CITY MIAMI COUNTY OHIO STATE

PARCEL	OWNER	DEED RECORD	ACREAGE	AS ACQUIRED
D08-106650	CRAIG L. DUBOSE	201808-13673	0.044 AC.	202_-
C06-064600	WESLEY S. SHAFER	O.R. 457, PG. 738	0.048 AC.	202_-
D08-105376	THE ZWIBEL FAMILY LIMITED PARTNERSHIP	D.B. 714, PG. 362	0.152 AC.	202_-



FEE \$ _____
MIAMI COUNTY RECORDER BY DEPUTY RECORDER
MIAMI COUNTY AUDITOR APPROVED AND TRANSFERRED _____, 20____
MIAMI COUNTY AUDITOR BY DEPUTY AUDITOR

PLAT AUTHORIZATION AND DEDICATION

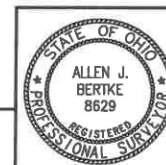
WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD. FURTHERMORE, WE DEDICATE THE STREETS AND EASEMENTS AS SHOWN ON THIS PLAT TO THE PUBLIC USE FOREVER.

OWNER: TROY CITY SCHOOL BOARD OF EDUCATION
SIGNATURE: _____ PRINTED: _____
TITLE: _____ DATE: _____
STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY TROY CITY SCHOOL BOARD OF EDUCATION.
NOTARY PUBLIC _____

PLAT AUTHORIZATION AND DEDICATION

WE, THE UNDERSIGNED, BEING THE OWNERS OF THE LAND INCLUDED WITHIN THIS PLAT, HAVE CAUSED THE AREA LOCATED IN THE CITY OF TROY, OHIO ENCOMPASSED BY THIS PLAT, TO BE SURVEYED, PLATTED, AND KNOWN AS EASEMENTS FOR HIGHWAY PURPOSES MCKAIG ROAD. FURTHERMORE, WE AUTHORIZE THE CREATION OF THE EASEMENTS AS SHOWN ON THIS PLAT.

OWNER: THE ZWIBEL FAMILY LIMITED PARTNERSHIP
SIGNATURE: _____ PRINTED: _____
TITLE: _____ DATE: _____
STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY THE ZWIBEL FAMILY LIMITED PARTNERSHIP.
NOTARY PUBLIC _____



PREPARED BY:

ChoiceOne
Engineering

SIDNEY, OHIO 937.497.0000
LOVELAND, OHIO 513.229.8554

DATE: 12-05-2025
DRAWN BY: EEN
JOB NUMBER: MIATRO2408
SHEET NUMBER: 1 OF 1

SURVEY CERTIFICATION

I HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 4723-37.

ALLEN J. BERTKE, P.S. #8629

DATE

FINANCE COMMITTEE



MEMORANDUM

TO: Mr. Rozell, President of Council

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

DATE: April 24, 2026

SUBJECT: AGREEMENT RELATED TO SALES TAX EXEMPTION ISSUED BY THE DAYTON-MONTGOMERY COUNTY PORT AUTHORITY FOR THE TERRACE RIDGE 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 Terrace Ridge Project.

BACKGROUND:

The Terrace Ridge apartment area has been purchased by Terrace Ridge Developer, LLC. The new owner will be rehabilitating the existing 167 low-moderate income subsidized garden-style residential units that are located on one tax parcel that includes 50 studios, 80 one-bedroom units and 37 two-bedroom units. This will be known as the Terrace Ridge Project. The project is located on 13.91 acres at 1312 McKaig Avenue (see attached map). A minimum of 10% of the residential units will be converted to mobility accessible and 2% will be made audio/visual accessible. The new owner, Terrace Ridge Developer, LLC (the "Developer"), is an affiliate of Related Affordable, LLC, and will be developing the project. The Terrace Ridge Project will be supported by 4% Low-Income Housing Tax Credits ("LIHTC").

Because the project will be located in the City of Troy, and not within the immediate jurisdiction of the Dayton-Montgomery Port Authority, the Port Authority requires that the local authority (City of Troy) approves 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, StoryPoint and Komyo America Co. 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 to a committee of Council authorizing the Director of Public Service and Safety of the City of Troy to execute a cooperative agreement in connection with the Dayton-Montgomery County Port Authority's participation in the Terrace Ridge Project.



