TROY
OHIO

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

Revised 8-31-2026 to add a meeting of the Recreation & Parks Committee to the Agenda

MONDAY, AUGUST 31, 2026, 6:00 PM

Recreation & Parks Committee **(Whidden [Chm.], Hickman, Westfall)**

1. Provide a recommendation to Council regarding authorizing the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park Project Phases 1 and 3 at a cost not to exceed $615,000 as recommended by the Board of Park Commissioners.

Safety & Health Committee **(Twiss [Chm.], Severt, Phillips)**

1. Provide a recommendation to Council/review wording regarding Homeless Camps and Public Sleeping.

Other Committees/items may be added

~~8-27-2026~~ 8-31-2026

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

RECREATION & PARKS COMMITTEE

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MEMORANDUM

TO: Mr. William Rozell, President of Council

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

DATE: August 18, 2026

SUBJECT: **RECOMMENDATION OF BOARD OF PARK COMMISSIONERS – PROFESSIONAL SERVICES AGREEMENT FOR DESIGN OF DUKE PARK PHASES 1 AND 3**

RECOMMENDATION:
That Council authorizes the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park, Phases 1 and 3.

BACKGROUND:
On March 3, 2026, the Board of Park Commissioners adopted the Park and Recreation Master Plan. This included a recommendation for a comprehensive redesign and expansion of the Paul G. Duke Park (Duke Park), with suggested improvements to include:

- Adding five to seven new baseball/softball diamonds (to be located north of the existing diamond fields)
- Adding four to six new full-sized rectangular fields for soccer and football
- Reconfiguring roadway access, pedestrian circulation and parking
- Constructing new restrooms, concession and storage facilities
- Providing the highest level of operational efficiency and long-term flexibility

To commence the process, staff requested Requests for Proposals (RFPs) from qualified design firms. Nine firms responded and five were interviewed. The interview team consisted of Park Board representatives and City staff. The interview team provided a recommendation to the Board of Park Commissioners that the firm of American Structurepoint, Inc. is the most qualified to provide the professional design services for this project.

At this time, an agreement would cover Phases I and 3 only, which are:

Phase I	Preliminary Design Services
Phase 3	Park Management & Operations Services Review

American Structurepoint, Inc. has provided a not to exceed cost of $615,000 for Phases 1 and 3. Phase 2 includes final design and engineering services, construction services and providing a construction estimate for bidding purposes. A cost estimate for Phase 2 would be provided after the completion of Phases 1 and 3.

The Board of Park Commissioners met on August 17, 2026, and approved a motion recommending that Troy City Council authorize a Professional Services Agreement with American Structurepoint, Inc. for Phases 1 and 3 of the Redesign of Duke Park Project at a cost not to exceed $615,000.

REQUESTED ACTION:
It would be appreciated if you would assign a Committee of Council authorizing the Director of Public Service and Safety to enter into a Professional Services Agreement with American Structurepoint, Inc. for the Redesign of Duke Park Project Phases 1 and 3 at a cost not to exceed $615,000 as recommended by the Board of Park Commissioners.

May 15, 2026

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
TEL 317.547.5580

City of Troy Development Department
Attention: Austin Eidemiller
austin.eidemiller@troyohio.gov
100 S. Market Street
Troy, Ohio 45373

Dear Members of the Selection Committee,

Duke Park represents a critical opportunity for Troy to convert years of planning and public engagement into a high-performing, sports-focused destination that serves the community and advances the City's long-term vision. This proposal is centered on moving efficiently from planning to implementation with a team already embedded in Troy's work, and experienced in delivering sports complexes like Duke Park from concept through construction and operation.

First, **American Structurepoint brings active, ongoing experience with the City of Troy.** As the City's lead consultant for the Comprehensive Parks and Recreation Master Plan, our team has completed park-specific analysis, facilitated public meetings and stakeholder workshops, and guided data-driven decisions informed by more than 860 survey responses. Our close collaboration with City leadership and staff provides continuity, institutional knowledge, and alignment, allowing Duke Park to advance seamlessly as part of a broader systemwide strategy. This continuity allows Duke Park to advance seamlessly as part of a broader system-wide strategy, with a team that has already translated planning into actionable, implementation-ready recommendations for the City.

Second, **our team offers proven sports complex expertise from planning through operations.** By integrating sports advisor William Knox Sr., we combine operational insight with in-house planning, design, and engineering to evaluate facility needs, market viability, utilization, and economic impact. This unified approach reflects direct experience delivering and operating large-scale sports destinations, where field layouts, circulation, amenities, and infrastructure are designed to perform under real tournament conditions, and positions Duke Park to function successfully from opening day forward.

Finally, **our fully integrated, in-house disciplines provide early technical clarity.** With planning, design, engineering, and cost analysis under one roof, we advance targeted infrastructure, circulation, field performance, and cost evaluations that reduce risk and position the City competitively for identified funding opportunities, including ODNR programs.

Because this project directly implements recommendations from the recently adopted Parks and Recreation Master Plan, our team is uniquely positioned to advance Duke Park without reintroducing baseline planning assumptions or restarting stakeholder discovery.

Sincerely,
American Structurepoint, Inc.

Frank Aransky, PE
Vice President/
Authorized Negotiator
P 614.205.7398
E faransky@structurepoint.com

Matthew O'Rourke, AICP
Planning + Economic
Development Group Lead

POINT OF CONTACT
Mark Underwood, PLA
Project Manager/Director of
Landscape Architecture + Urban Design
P 463.276.9418
E munderwood@structurepoint.com

CONSULTANT TEAM AND QUALIFICATIONS

BUILT FOR THE BIG LEAGUES

AMERICAN STRUCTUREPOINT, INC.

Role: Prime Firm – Landscape Architecture, Architecture, Traffic and Safety, Roadway Engineering, Utility Infrastructure, Civil Engineering, Environmental Services, and Survey

Office/Staff Location: Columbus + Cincinnati, Ohio + Indianapolis, Indiana

Established in 1966, American Structurepoint is a multidisciplinary design and consulting firm with 750+ in-house professionals across 11 disciplines. Headquartered in Indianapolis, the firm delivers integrated planning, design, and engineering services from concept through construction, combining strong Midwest presence with nationwide technical depth to provide responsive, client-focused solutions.

SPORTS FACILITIES COMPANIES (SFC)

Role: Subconsultant – Sports Advisor

Office/Staff Location: Clearwater, Florida

Sports Facilities Companies (SFC) is a national leader in the planning, development, and operation of sports and recreation facilities. Founded in 2003, SFC has supported 3,000+ communities and manages over 90 properties nationwide. As sports advisor, SFC provides market analysis, programming, operational planning, and owner's representation to help communities develop financially sustainable, high-performing destinations.

DLZ

Role: Subconsultant – MEP Engineering

Office/Staff Location: Columbus, Ohio

DLZ is a nationally recognized architecture, engineering, surveying, and construction services firm with over 100 years of experience and 900+ professionals. Their Facilities Engineering team provides mechanical, electrical, plumbing, and fire protection design focused on reliability, energy efficiency, occupant comfort, and long-term operations. DLZ brings extensive experience with parks, recreation facilities, athletic complexes, and civic buildings, delivering integrated MEP solutions that enhance constructability, reduce risk, and support resilient, cost-effective outcomes for public clients.

FIELD SOURCE OHIO

Role: Subconsultant – Turf Evaluation and Athletic Field Consulting

Office/Staff Location: Columbus, Ohio

Field Source Ohio is an athletic field consulting firm specializing in the evaluation, design, construction oversight, and long-term management of natural grass and synthetic turf systems. Serving schools, universities, and park systems across Ohio, the firm brings 135+ years of combined experience, focusing on player safety, surface performance, and sustainable, data-driven solutions.

INTERTEK PSI (PROFESSIONAL SERVICE INDUSTRIES)

Role: Subconsultant – Geotechnical Services (Borings)

Office/Staff Location: Columbus + Cincinnati, Ohio

Intertek PSI is a leading provider of geotechnical engineering, construction materials testing, and inspection services for civil and commercial projects. With multiple offices throughout Ohio, the firm delivers localized field services supported by a national quality assurance platform. Intertek PSI's geotechnical services include subsurface exploration, soil and rock evaluation, laboratory testing, and reporting to support safe, constructible, and code compliant design solutions.

BUILT FOR THE BIG LEAGUES

Our team brings experienced planners, designers, and engineers to advance complex projects from vision through implementation. We coordinate across disciplines to maintain continuity, meet milestones, and adapt to evolving needs, backed by the resources needed to keep projects moving forward.

PRINCIPAL-IN-CHARGE
FRANK ARANSKY, PE 30%

PROGRAM MANAGER
MATTHEW O'ROURKE, AICP 80%

PROJECT MANAGER/DIRECTOR OF LANDSCAPE ARCHITECTURE + URBAN DESIGN
MARK UNDERWOOD, PLA 80%

PROJECT TEAM

LANDSCAPE ARCHITECTURE
Kyle Adams, PLA 80%

ARCHITECTURE
Dan McCloskey, RA, CSI 30%

TRAFFIC + PARKING
Gaurav Kashyap, PE, PTOE, RSP2I 35%

ROADWAY
Tony Lenhart, PE 25%

UTILITY INFRASTRUCTURE
Kyle Schwieterman, PE 55%

SITE CIVIL
Andrew Ong, PE 75%
Shawn Goodwin, PE 30%
Joshua Cribelar, PE 45%
Joel Perry, PE 45%

ENVIRONMENTAL
Richard Paul, PWS 45%

SURVEY
Brian Bingham, PS 30%

SPORTS ADVISOR
William Knox Sr. *SFC* 60%
Jake Whittaker *SFC* 40%
Mike Mays *SFC* 40%
John Sparks *SFC* 40%
Dan Morton *SFC* 40%

TURF SCIENCE
Ryan Demay
FIELD SOURCE OHIO 30%
Brian Davis, PLA
FIELD SOURCE OHIO 20%
Wes Ganobcik
FIELD SOURCE OHIO 20%

MEP/CONSTRUCTION COST ESTIMATION
Joshua Apling, PE, LEED AP *DLZ* 50%
Kyung-Hoon Bang, PE *DLZ* 50%
Mufeed Lahham, PE *DLZ* 50%
Alexander Woods, PE *DLZ* 60%

GEOTECH (AS NEEDED)
Ray France *IntertekPSI* 60%
Paul Hunley, PE *IntertekPSI* 30%
Chris Carson, PE *IntertekPSI* 30%

FACILITIES ASSESSMENT/ ADA COMPLIANCE
Ben Wiley, PE 35%

XX% = Availability

= Key Staff

MARK UNDERWOOD, PLA

PROJECT MANAGER/DIRECTOR OF LANDSCAPE ARCHITECTURE + URBAN DESIGN
BLA, 1992

Mark will serve as project manager, providing day-to-day leadership, coordination, and client interface from concept through implementation planning. With 30+ years of experience, he has led complex public park, recreation, and infrastructure projects nationwide, emphasizing constructability, stakeholder alignment, and cost-aware decision-making. His experience includes leadership on transformative projects such as the Yoctangee Riverside District and multiple park master plans, where he guided multidisciplinary teams and public engagement to deliver practical, community-driven solutions.

WILLIAM KNOX SR.

SPORTS FACILITIES COMPANIES SPORTS ADVISOR
BS, SPORTS MARKETING, 1999

William is a national leader in sports tourism and recreation strategy, advising communities on planning, development, and operations of athletic facilities. He brings experience managing large-scale complexes, including Grand Park, and specializes in aligning programming, operations, and market demand with economic goals. His work includes Nexus Park and numerous destination-based sports initiatives nationwide.

DAN MCCLOSKEY, RA, CSI

ARCHITECTURE **BARCH, 1998**

Dan is a registered architect with 25+ years of experience designing civic, sports, and recreation facilities. He brings expertise in building systems, constructability, and durable materials, with project experience including Hammond Sportsplex, Loeb Stadium, and the Yoctangee Armory restoration. His collaborative approach aligns architectural design with engineering disciplines to deliver efficient, high-performing facilities.

MATTHEW O'ROURKE, AICP

PROGRAM MANAGER
BUP, 2003; MURP, 2004; MS, 2014

Matthew has 20+ years of experience leading comprehensive plans, park master plans, zoning, economic development, project development and oversight, and public engagement efforts. He specializes in turning community vision, stakeholder input, and data into implementable strategies. As the project manager for your comprehensive plan and zoning code update, which included extensive engagement on the future of Duke Park, Matthew is highly familiar with the goals and objectives of this effort. He will be involved in all aspects of this project and continue his role as the public face of our team's efforts to deliver this project.

KYLE ADAMS, PLA

LANDSCAPE ARCHITECTURE **BSCE, 2006**

Kyle brings nearly 20 years of experience in the planning, design, and implementation of parks, athletic complexes, and public spaces. He specializes in master planning and site development, translating program needs into buildable designs that balance user experience, functionality, and long-term maintenance. His expertise includes athletic field layout, grading, circulation, and constructability, supported by strong visual communication. His portfolio includes Ohio Premier Soccer, Civitan Park, Sauerman Woods Park, and Brittlebank Park Trail.

We've described our relevant project experience beginning on page 6, including work for communities like Westfield, Indiana, where we helped create the complete sports ecosystem at Grant Park, pictured above.

FRANK ARANSKY, PE

PRINCIPAL-IN-CHARGE **BSCE, 1998**

Frank brings 25+ years of experience leading complex public infrastructure, transportation, and utility projects across Ohio. He provides strategic oversight, technical leadership, and client coordination, with expertise in roadway and utility design, funding-driven schedules, and regulatory navigation. As Vice President, Frank will provide executive oversight of the project team and will support meeting all project milestones and deliverables on time and on budget.

KYLE SCHWIETERMAN, PE

UTILITY INFRASTRUCTURE **BSCE, 2002**

Kyle is a utility infrastructure specialist with 20+ years of experience in water, wastewater, and stormwater systems. His expertise includes modeling, feasibility studies, master planning, and complex utility coordination. He has led major utility upgrades for parks, civic facilities, and urban corridors, ensuring infrastructure supports long-term capacity, reliability, and operations.

TONY LENHART, PE

ROADWAY **BLA, 2006**

Tony is a transportation engineer with extensive experience in roadway design, roundabouts, and circulation systems for public and park-adjacent projects. He has delivered 75+ roundabouts across Ohio and is recognized for technical expertise and public outreach. His work includes Yoctangee Park and Bridge Park, where he integrated traffic operations, safety, and pedestrian access into cohesive, buildable solutions.

ANDREW ONG, PE

SITE CIVIL **BSCE, 2018**

Andrew is a civil engineer specializing in site design, infrastructure coordination, and construction documentation for public-sector and grant-funded projects. His experience includes grading, drainage, roadway, and utility design for complex park and civic developments. He has managed projects such as the Yoctangee Riverside District and Marietta Levee Park, delivering cost-effective, buildable solutions on accelerated schedules.

GAURAV KASHYAP, PE, PTOE, RSP2I

TRAFFIC + PARKING

BE, 2015; MSCE, 2020

Gaurav is a professional engineer specializing in traffic operations, safety analysis, and multimodal planning. His experience includes traffic impact studies, parking and circulation analysis, road safety audits, and roundabout design across urban, suburban, and park settings. He has supported major civic projects like the Yoctangee Riverside District and City of Troy Comprehensive Plan, using data-driven insights to improve safe, efficient circulation. His expertise with modeling tools and collaboration with public agencies supports solutions aligned with site design and community goals.

JOSHUA APLING, PE, LEED AP *DLZ*

MECHANICAL ENGINEER **BSME, 2004**

Joshua is a mechanical engineer with over 20 years of experience delivering HVAC, plumbing, and fire protection design for municipal, institutional, and sports facilities. He specializes in system design for complex buildings, from public facilities to large-scale athletic venues, with expertise in both airside and hydronic systems. Joshua has contributed to high-profile projects such as Eleven Park Stadium and Gainbridge Fieldhouse, where he provided HVAC and plumbing design, construction administration, and coordination with multidisciplinary teams. His experience also includes feasibility studies and utility coordination, bringing a practical, systems-focused approach that supports efficient, high-performing building operations.

RYAN DEMAY, SFMA *FIELD SOURCE OHIO*

TURF SCIENCE **BSTS; AASTM**

Ryan is the owner of Field Source Ohio with 10+ years of experience in evaluating and managing natural grass and synthetic fields. He specializes in field assessments, turf performance, drainage, irrigation, and long-term maintenance planning, with a focus on safety and durability. His independent, data-driven approach provides practical recommendations that support consistent performance under heavy use.

PROJECT EXAMPLES AND REFERENCES

WE HAVE A TRACK RECORD OF SUCCESS

Our team has succeeded in providing every aspect of the Duke Park project from design to construction, including parks, sports, and recreation facilities ranging from community parks to large, multi-use athletic destinations. The five firms have worked both independently and collaboratively on similar projects, delivering integrated planning, design, engineering, and engagement solutions.

The following project examples demonstrate experience directly relevant to the Duke Park Redesign, **highlighting our ability to move projects from early planning through implementable design while balancing operational needs, technical constraints, and long-term value.** Icons indicate team involvement on each project, and the community leaders listed are available to speak to our approach, responsiveness, and collaboration from concept through delivery.

Grand Park Sports Campus + Pro X Athlete Development Facility

A S

Location: Westfield, Indiana

Client: City of Westfield

Project Overview: American Structurepoint supported development of a 400-acre sports destination with multi-purpose fields, indoor facilities, and trail systems. The project highlights large-scale sports planning, accelerated delivery, and multidisciplinary coordination, informed by the leadership of William Knox Sr., whose experience at Grand Park shaped facility layout, programming, and long-term performance.

Services Provided: Site Design + Engineering, Grading + Drainage, Utility Infrastructure, Stormwater Management, Transportation Design, Sports Facility Programming And Operations, Market-Driven Utilization Strategy, + Advisory Services for Tournaments, Staffing, + Revenue Optimization

Key Personnel: Dan McCloskey: Project Lead; William Knox, Sr.: Director of the Park/Sports Tourism and Destination Development/ Facility Programming and Expansion Strategy

Project Cost: $68million (construction)

Contact: Matt Deck, Director of Community Engagement, City of Westfield | MDeck@ westfield.in.gov |317.804.3100

Ohio Premier Soccer Training Facility Master Planning

A F

Location: Delaware County, Ohio

Client: Ohio Premier Soccer Club

Project Overview: This project transformed a vacant agricultural site into a multi-phase regional soccer training complex designed for tournament play and long-term efficiency. The facility highlights expertise in athletic field planning, circulation, and durable recreation design applicable to active parks master planning.

Services Provided: Master Planning, Site Design + Engineering, Landscape Architecture, Construction Documentation, + Construction Administration

Key Personnel: Kyle Adams: Project Lead/ Site Design; Mark Underwood: Principal Oversight; Matthew O'Rourke: Planning Support

Contact: Chris Baer, Executive Director, Ohio Premier Soccer | ExecutiveDirector@opsoccer.com | 614.783.2237

PROJECT EXAMPLES AND REFERENCES

Yoctangee Riverside District Park, Streetscape, and Community Facilities Master Plan

Location: Chillicothe, Ohio

Client: City of Chillicothe

Project Overview: This master plan reimagined Yoctangee Park and surrounding corridors through integrated recreation, mobility, and community facility improvements. New construction included a three-season pavilion a 200 seat amphitheater, a dedicated Ross County Visitors Center facility, and new athletic fields, the Chillicothe Armory was reimagined and renovated, and roadway corridors around the park were reconstructed and streetscaped.

Services Provided: Master Planning, Streetscape Design, Site Design and Engineering, Public Engagement, Facility Planning, Roundabout Design

Key Personnel: Mark Underwood: Project Manager, Kyle Adams: Landscape Architecture, Tony Lenhart: Roadway, Andrew Ong: Site Civil, Dan McCloskey: Architecture, Rick Paul: Environmental

Project Cost: $37.5 million

Contact: Clint Boggs, Chief of Staff to the Mayor, City of Chillicothe | clint.boggs@chillicotheoh.gov | 740.774.1185

Civitan Park Master Plan

Location: Belpre, Ohio

Client: City of Belpre

Project Overview: American Structurepoint developed a master plan and feasibility study to reposition Civitan Park as a regional riverfront destination with expanded recreation and community amenities. The plan integrated cost modeling and economic analysis to guide phased implementation and long-term impact.

Services Provided: Master Planning, Public Engagement, Site Design, Economic Analysis, Cost Estimating

Key Personnel: Mark Underwood: Principal, Kyle Adams: Project Manager

Project Cost: $25.0 million (Total Master Plan) | $1.0 million (Phase 1)

Contact: Susan Abdella, Mayor, City of Belpre | mayor@cityofbelpre.com | 740.423.7592

Dean and Barbara White Community Center

Location: Merrillville, Indiana

Client: Town of Merrillville

Project Overview: American Structurepoint provided full-service architecture, civil, structural, and landscape architecture for this $24 million multi-purpose community center. The facility integrates courts, fitness and event spaces, and municipal offices to support flexible, year-round athletic, recreational, and civic use.

Services Provided: Architecture, Civil + Structural Engineering, Landscape Architecture, + MEP Coordination

Key Personnel: Dan McCloskey: Senior Project Architect/Project Lead; Mark Underwood: Landscape Architect

Project Cost: $24 million

Contact: Shawn Pettit, Town of Merrillville, Merrillville Councilman | 219.746.7269

Kilbourne Run Sports Park Improvements

Location: Columbus, Ohio

Client: Columbus Recreation and Parks Department

Project Overview: This project enhanced a regional sports complex to accommodate growing demand for youth and tournament play, expanding field capacity and amenities while strengthening its role as a community and sports tourism destination.

Services Provided: Architectural Design, Site Design Coordination, Multidisciplinary Coordination, + Construction Administration

Key Personnel: Dan McCloskey: Senior Project Architect/Project Manager

Project Cost: $30 million

Contact: Todd Harkins, PE, Project Manager, DLZ | 614.888.0040 ext. 420

PROJECT EXAMPLES AND REFERENCES

City of Mishawaka Central Park

Location: Mishawaka, Indiana

Client: City of Mishawaka Board of Public Works and Safety

Project Overview: Redevelopment of a 10-acre riverfront park into a cohesive community destination along the St. Joseph River. The project included removal of the existing park and construction of a new gateway pavilion, shelters, and comfort station, while strengthening connectivity to the Riverwalk and regional trail system. Design elements draw from the City's industrial heritage, incorporating locally inspired materials to create a recognizable identity.

Services Provided: Architectural design, mechanical, electrical, and plumbing engineering, multidisciplinary coordination, and structure design for park support facilities

Key Personnel: Joshua Apling, PE, LEED AP; Kyung-Hoon Bang, PE; Mufeed Lahham, PE; Alexander Woods, PE: All MEP Engineers

Project Cost: $4.75M (Construction)

Contact: Dave Wood, City of Mishawaka Mayor | 574.258.1601 | mayor@mishawaka.in.gov

Zoombezi Bay Otter Banks + Columbus Zoo Adventure Cove

Location: Powell, Ohio

Client: Columbus Zoo and Aquarium/ Zoombezi Bay

Project Overview: IntertekPSI supported expansions at the Columbus Zoo and Zoombezi Bay, including the Otter Banks attraction and the 7-acre Adventure Cove exhibit with marine habitats and visitor amenities. These improvements enhanced a regional destination, increasing capacity, operational performance, and long-term campus growth.

Services Provided: Ohio Building Code 1704 special inspections, including geotechnical engineering, compaction testing, foundation and reinforcing steel inspections, concrete and shotcrete testing, structural steel inspections, non-destructive weld testing, anchor bolt testing, floor flatness/levelness surveys, and fireproofing and masonry inspections.

Key Personnel: Ray France: Geotech, Paul Hunley, PE: Geotech, Chris Carson, PE: Geotech

Project Cost: $43.7M (Combined Construction)

Contact: Emily Wieringa, Columbus Zoo and Aquarium/Zoombezi Bay | 614.724.3526

Crestview Local Schools Athletic Facility Improvements

Location: Van Wert County, Ohio

Client: Crestview Local Schools

Project Overview: Field Source led a comprehensive assessment and redesign of an aging athletic campus to support current and future programming. Improvements include new fields, stadium, track, press box, concessions, locker rooms, and enhanced circulation and access, aligned with long-term operational capacity.

Services Provided: Existing conditions assessment, programming analysis, campus master planning, field system design, circulation and access planning, lifecycle cost modeling, operational and maintenance planning, capital planning, and design-assist services

Key Personnel: Ryan Demay: Sports Field Consulting/Parks Administration/Turfgrass Science, Brian Davis, PLA: Sports Field-Specific Landscape Architecture/Sports Park Planning, Wes Ganobcik: Athletic Field Construction and Renovation/Turfgrass Science

Project Cost: $5–10M (Estimated)

Contact: Matt Dube, Superintendent, Crestview Local Schools | dube.matt@crestviewknights.com | 419.749.9100

← LEARN MORE ABOUT OUR PROJECTS HERE!

PUBLIC OUTREACH AND COMMUNICATION

KEEPING STAKEHOLDERS IN PLAY

Built on Actionable Momentum

American Structurepoint's approach to engagement for Duke Park is grounded in work already completed, not starting over. Through the Comprehensive Plan and Parks and Recreation Master Plan, our team has already led extensive, Duke Park-specific outreach, including on-site engagement at the Strawberry Festival, targeted discussions with high-frequency users, and ongoing coordination with City staff. This process clearly established Duke Park's role as a sports-focused facility, defining how it functions today, when demand peaks, and how needs are evolving. With this foundation in place, this effort is focused on advancing implementation rather than revisiting baseline visioning, allowing the project to move forward efficiently and with confidence. As Program Manager, Matthew O'Rourke will maintain continuity between the City's previous planning efforts and this implementation phase, tying ongoing project decisions to the vision and priorities already established for Duke Park.

Steering Committee–Driven Process

Engagement will be centered on a focused steering committee composed of the organizations and individuals who actively program, operate, and sustain Duke Park. This includes youth sports organizations, City leadership, and Parks and Recreation staff, key partners who bring direct, day-to-day operational insight, including:

- Troy Junior Baseball
- Troy Rattlers Soccer Club
- Troy Junior Football
- Troy Bombers Baseball
- Troy Youth Soccer League
- City of Troy Park Board and Recreation Board
- City staff and officials

This group is not advisory in name only, they are the primary users and stewards of the facility. Our team has already documented participation levels, growth trends, and facility-specific needs for these stakeholders. Through this project, we will re-engage this network as a working group to validate program assumptions, refine priorities, and directly inform design decisions.

Grounded in Real-World Operations

This engagement process is designed to translate directly into implementation. Steering committee discussions and targeted coordination with user groups will inform key considerations such as field configurations, lighting, parking demand, storage, circulation, and facility placement. Working alongside Sports Facilities Companies and William Knox, this effort is further strengthened by national-level sports facility planning and operational expertise, making sure that recommendations are grounded not only in local input, but in proven performance standards.

Targeted Engagement + Clear Communication

In alignment with the City's goal to streamline outreach, engagement will prioritize targeted coordination over broad-based public input. At a minimum, the process will include two public meetings as required by the RFP, supported by focused stakeholder work sessions and regular coordination with City staff. Clear summaries, graphics, and presentation materials will be provided throughout to support efficient review, maintain alignment, and allow decision makers to act with clarity at each stage.

Closing the Loop

Each phase of the engagement will document key input and clearly demonstrate how it informed project decisions. This transparent feedback loop reinforces the trust established through prior planning efforts and provides confidence that the final recommendations are both responsive and implementable.

PROJECT APPROACH AND WORK PLAN

THE GAME PLAN

Project Overview and Understanding

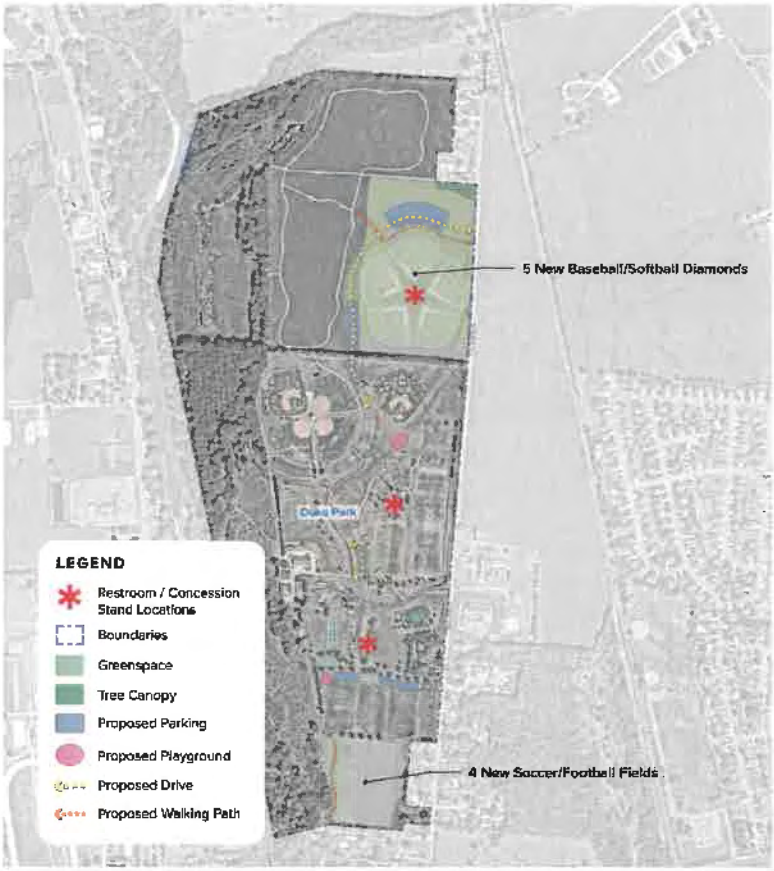
The following summarizes our recommended Scope of Services for the Paul G. Duke Park Redesign. A more detailed scope is available via QR code provided at the bottom of page 12 of this proposal.

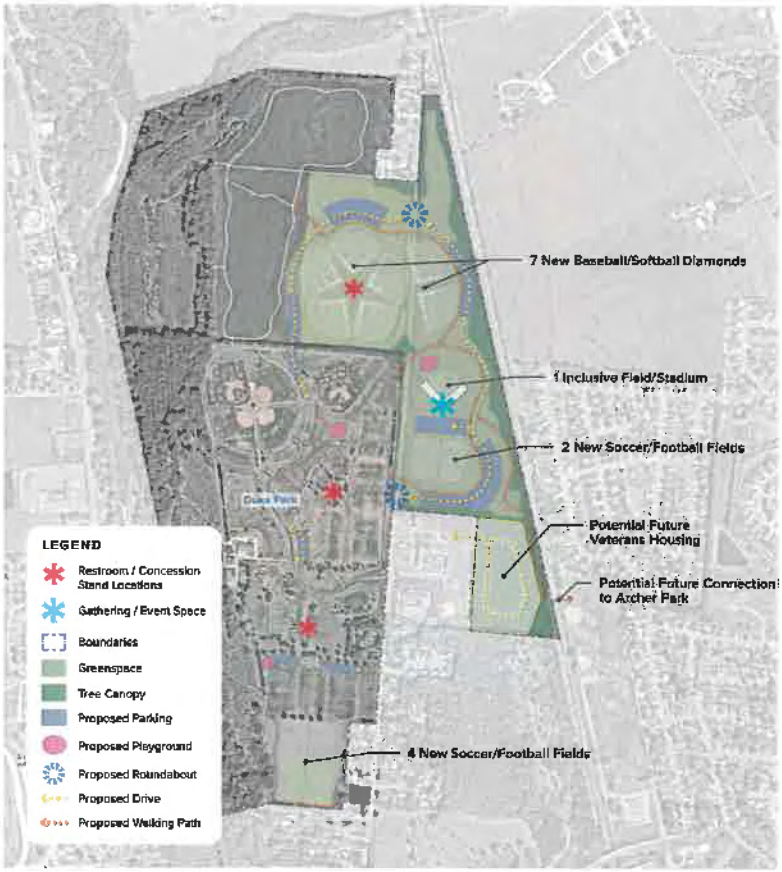
The City of Troy is advancing a strategic initiative to transform Duke Park into a cohesive, high-performing athletic complex and regional destination. Spanning approximately 210 acres along Troy-Sidney Road, the park serves as a central hub for youth sports, tournaments, and community events. Guided by the 2026 Parks and Recreation Master Plan, this effort focuses on improving capacity, circulation, accessibility, and user experience, while evaluating expansion opportunities, including potential integration of the adjacent 67-acre county-owned parcel.

The preliminary concepts reflect this direction. Concept 1 demonstrates improvements within the existing park footprint, while Concept 2 explores expansion into the adjacent parcel. Both emphasize improved circulation, connectivity, parking distribution, and clustering of similar field types to support efficient programming and operations. These concepts will be refined through **Phase 1 – Preliminary Design Services** and validated through **Phase 3 – Park Management and Operations Services.**

Overall Approach

American Structurepoint proposes a phased, implementation-focused approach that integrates planning, design, and operations. **Phase 1 – Preliminary Design Services** establishes a clear, data-driven foundation, while **Phase 3 – Park Management and Operations Services** aligns physical improvements with operational realities.





Park Amenities – Existing And Proposed

Amenities	Existing Quantity	Proposed Quantity
Baseball / Softball Diamonds	5	Add 5 to 7 new softball / baseball diamonds
Basketball Courts	1	TBD
Football Fields	1	-
Pickleball Courts	12	-
Soccer Fields	7-9[1]	Add 4 to 6 new, size TBD
Bike Trails	1	-
Walking Paths	3 Miles	Add to continue connectivity and create variety
Playgrounds	1	Preliminarily add 1 to 2
Concession Stands	1	Preliminarily add 1 to 2
Restrooms	2	Preliminarily add 2 to 3
Picnic Shelters	9[2]	TBD
Dog Park	1.75 Acres	TBD
Miracle Field	None	Preliminarily add 1
Parking	Existing TBD	Add

NOTES: [1] Range is dependent on size of fields [2] Nine reservable shelters plus a gazebo

Phase 1 – Preliminary Design Services

A. RESEARCH, ANALYSIS AND PROGRAMMING

This task establishes the foundation for decision-making through detailed site evaluation, stakeholder coordination, and data collection. The team will assess existing conditions, including athletic fields, amenities, utilities, and circulation systems, while reviewing prior plans and conducting targeted stakeholder engagement.

Supporting efforts include traffic and parking analysis, photometric evaluation, environmental review, and surveying. Please note that we have included survey and geotechnical work in our Phase 1 scope and fee to facilitate Phase 2 advancement and support potential funding pursuits. These inputs are synthesized into a **Park Improvements Program** that defines project goals, stakeholder priorities, and implementation parameters.

THE BENEFIT OF OUR RELEVANT EXPERIENCE

Grand Park Sports Campus + Pro X Athlete Development Facility:
At Grand Park, our team developed the core infrastructure framework for a 400-acre sports destination—coordinating utilities, grading, stormwater systems, and roadway networks to support continuous tournament play. That work directly mirrors the level of early infrastructure evaluation and capacity planning required at Duke Park, particularly in aligning site systems with high-volume event demand and future expansion.

B. SCHEMATIC DESIGN (PRELIMINARY ENGINEERING)

Building on the approved program, the team will develop and evaluate alternative site concepts—addressing both the existing park and potential expansion scenarios. Concepts will test field layouts, circulation systems, infrastructure improvements, and supporting amenities to identify the most efficient and effective configuration.

A preferred concept will be refined and supported by a preliminary construction cost opinion and implementation schedule, resulting in a clear, decision-ready **Schematic Design Report.**

THE BENEFIT OF OUR RELEVANT EXPERIENCE

Ohio Premier Soccer Training Facility Master Planning:
For this project, we translated program needs into a buildable, phased complex—organizing fields, circulation, and infrastructure to perform during peak tournament conditions. This experience directly informs how we will evaluate layout efficiency, field adjacencies, and user flow at Duke Park, ensuring the preferred concept works operationally—not just diagrammatically.

Yoctangee Riverside District Master Plan:
At Yoctangee, we restructured an existing park system by rethinking circulation, parking distribution, and internal connectivity—integrating new amenities while improving how the park functions day-to-day and during events. This approach parallels Duke Park's need to modernize circulation systems while maintaining continuous use of existing facilities.

Phase 3 – Park Management And Operations Services

A. PARK MANAGEMENT & OPERATIONS RECOMMENDATIONS

Working in parallel with Phase 1, this phase makes sure the plan is grounded in real-world operations. Through coordination with City leadership, stakeholders, and advisory partners, the team will define performance metrics, validate assumptions, and translate project goals into operational scenarios.

This includes evaluating governance models, staffing strategies, programming potential, revenue opportunities, and partnership structures—resulting in a comprehensive **operations framework and implementation roadmap.**

THE BENEFIT OF OUR RELEVANT EXPERIENCE

Civitan Park Master Plan:
At Civitan Park, we paired physical planning with financial and implementation strategy—developing alternatives supported by cost modeling and phased capital planning. This directly informs how we will align Duke Park's design recommendations with realistic funding, phasing, and long-term decision-making.

Dean and Barbara White Community Center:
This facility was designed to support overlapping user groups, high activity levels, and flexible programming, with dedicated spaces for operations, staffing, and support functions built into the design. That same integration of operations and physical layout informs how Duke Park can function efficiently during tournaments while supporting daily community use.

Project Outcome

Completion of **Phase 1 – Preliminary Design Services** and **Phase 3 – Park Management and Operations Services** position the City to advance into final design with a clear, implementable strategy. The result is a coordinated, operations-informed vision that strengthens Duke Park as a regional sports destination while enhancing long-term usability, efficiency, and community value.

← TAKE A LOOK AT OUR TECHNICAL PROPOSAL HERE!

WE GO THE DISTANCE

Sports-focused, multifield parks present operational and infrastructure complexities that require early technical clarity. **This team specializes in and is experienced with every skill set this design requires through final construction.** By incorporating targeted analyses before concepts are finalized, the City can reduce risk, improve cost certainty, and make informed decisions when change is most manageable. These added services convert planning into a clear, implementation-ready roadmap that supports feasible, fundable, and well-performing outcomes.

Impact Study/Utility Infrastructure (UI) Analysis: Evaluates capacity and required upgrades for water, sewer, stormwater, power, irrigation, and communications systems to support proposed improvements. Early infrastructure insight improves feasibility, reduces cost uncertainty, and avoids downstream coordination challenges.

Traffic Impact Study (TIS): Provides agency aligned assessment of offsite impacts, intersection performance, and roadway capacity. Completing the TIS during planning informs site layout and access decisions early, reducing permitting risk and future redesign.

Road Relocation Evaluation: Assesses feasibility, right-of-way needs, constructability, and cost of potential roadway adjustments. Early analysis allows informed tradeoffs to align with safety, mobility goals, and budget realities.

Field and Turf Evaluation: Evaluates surface type, drainage, and maintenance needs based on use intensity and operational capacity. Supports balanced decisions that protect playability, durability, and life-cycle cost.

Construction Cost Analysis: Integrates planning-level cost analysis with concept development to test affordability, compare alternatives, and align scope with funding strategy. Early cost clarity supports phasing, grant readiness, and confident decision-making.

TIME ON THE CLOCK: The City anticipates a two-stage award process, with Phases 1 and 3 identified at this time. American Structurepoint has provided estimated hours to support budgeting and contract authorization, with Phase 2 scope, effort, and fee to be defined following Phase 1.

Anticipated Professional Fees for Phases 1 and 3

PHASE	FEES
Project Initiation & Management	$20,000
Phase 1.A – Research, Analysis & Programming	$210,000
Phase 3 – Park Management & Operations Services	$35,000
Phase 1.B – Schematic Design/Preliminary Engineering	$260,000
Surveying Services	$45,000
Environmental & Geotechnical Services	$30,000
Reimbursable Expenses/Printing/Travel	$15,000
Total Estimated Professional Fee	**$615,000**

Anticipated PHASE 1 and 3 Professional Hours by Discipline/Task

DISCIPLINE/TASK	ESTIMATED HOURS
Project Management & Coordination	160
Landscape Architecture & Master Planning	390
Civil Engineering/Site Planning	220
Athletic Facility Planning & Programming	170
Traffic & Parking Engineering	80
Photometric/Sports Lighting Analysis	40
Surveying (Boundary & Topographic)	290
Environmental Phase 1 ESA	50
Geotechnical Investigation & Reporting	40
Market & Competitive Analysis	40
Park Operations & Financial Modeling	90
Public Engagement & Presentations	60
Graphic Production/Renderings/Exhibits	120
Cost Estimating & Implementation Planning	80
QA/QC & Executive Review	40
Total Estimated Professional Hours	**1,870**

Phase 2 Approach: Hours and fees will be developed based on the results of Phase 1. This aligns with City priorities, funding, and schedule while supporting transparency and cost control through continued coordination. **Phase 2 will allow us to:**

Confirm Direction: Finalize preferred concept, program, and phasing

Refine Scope + Budget: Align scope, documentation level, and fee with priorities and funding

Advance Design: Develop coordinated site layout, infrastructure, and facility components

Prepare Documents: Produce clear, buildable plans for permitting and bidding

Coordinate + Review: Conduct targeted reviews to maintain alignment and address key decisions

Anticipated PHASE 2 Professional Hours by Discipline/Task

DISCIPLINE/TASK	ESTIMATED HOURS
Landscape Architecture/Project Management	720
Civil Engineering	460
Structural Engineering	170
Electrical Engineering (Lighting/Power)	140
Irrigation Design	50
Signage/Graphic Design	70
Construction Cost and Budgeting	70
Specifications/QA/QC	90
Permitting/Agency Coordination	50
Construction Administration/Manager	550
Survey Coordination	220
Principal/Executive Oversite	80
Total Estimated Professional Hours	**2,670**

SCHEDULE

KEEPING THE PROJECT ON PACE

Our project schedule outlines a clear, decision-driven path through Phase 1 (schematic and preliminary design with cost estimation) and Phase 3 (staffing needs analysis), organized to complete all work within 12 months of contract award and aligned with the City's expectations.

Phase	Major Tasks/Milestones	Key Deliverables	Estimated Duration
Project Initiation	Contract execution, kickoff meeting (Meeting #1), project coordination and schedule confirmation	Project schedule and meeting summaries	1 Week
Phase 1.A – Research, Analysis and Programming	Existing conditions analysis, stakeholder coordination, site assessments, traffic and parking analysis, photometric review, market assessment, environmental review, surveys, geotechnical investigations, tree assessment, base mapping, Park Improvements Program development, and review meeting (meeting #2)	Boundary and topographic survey (ACAD), Park Improvements Program (PDF)	10–12 Weeks
Phase 1.B – Schematic Design /Preliminary Engineering	Alternative concept development, preferred concept refinement, cost opinion, implementation schedule, agency coordination, public engagement (meetings #3 -#8), and schematic report preparation	Schematic Design Report (11x17 PDF), exhibit boards, presentation deck	10–12 Weeks
Phase 3 – Park Management and Operations Services (Concurrent with Phase 1)	Operational analysis, utilization and revenue modeling, governance and staffing recommendations, operational programming alignment, implementation roadmap, and stakeholder coordination (meeting #9)	Park Management and Operations Report, exhibit boards, presentation deck	8–10 Weeks
Project Completion	Final revisions, municipal presentations, and project closeout	Final reports and presentation	1 Week
		Total Estimated Project Duration	**Approximately 6–7 Months**

AMERICAN STRUCTUREPOINT INC.

DUKE PARK SPORTS COMPLEX DESIGN

FROM VISION TO OPENING DAY—AND BEYOND

PRESENTERS

MATTHEW O'ROURKE, AICP
Program Manager

MARK UNDERWOOD, PLA
Project Manager

WILLIAM KNOX, SR.
SPORTS FACILITIES COMPANIES
Sports Advisor

KYLE ADAMS, PLA
Landscape Architecture Lead

KYLE SCHWIETERMAN, PE
Utility Infrastructure Engineer

RYAN DEMAY, SFMA
FIELD SOURCE OHIO
Turf Science

WHY THIS TEAM FOR TROY?

- **WE DON'T RESTART—WE MOVE FORWARD**
  We led the Parks and Recreation Master Plan and bring established data, stakeholder input, and alignment with City priorities.
- **WE DESIGN FOR REAL-WORLD PERFORMANCE**
  We led the Parks and Recreation Master Plan and bring established data, stakeholder input, and alignment with City priorities.
- **INTEGRATED TEAM, END-TO-END**
  Planning, engineering, architecture, and operations are all in-house or fully aligned—reducing coordination gaps and risk.
- **OPERATIONS DRIVE DESIGN DECISIONS**
  Facility layout, amenities, and infrastructure are informed by programming, staffing, and demand—not just diagrams.
- **EARLY TECHNICAL CLARITY = REDUCED RISK**
  Traffic, utilities, cost, and constructability are evaluated early—so decisions are informed, fundable, and buildable.
- **PROVEN TRACK RECORD OF DELIVERY**
  From Grand Park to Ohio Premier, we've taken projects from concept through construction and into operation.

NOTES:

FLIP OVER TO LEARN MORE ABOUT PLANNING FOR LONG-TERM SITE MANAGEMENT! →

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FROM VISION TO OPENING DAY—AND BEYOND

PLANNING FOR LONG-TERM SITE MANAGEMENT

FACILITY OPERATIONS • NONPROFIT FORMATION • STRUCTURAL EVALUATION

1 Facility Maintenance: In-House vs. Outsourced

- Audit current maintenance scope to flag routine vs. specialized needs
- Compare total cost: in-house staffing vs. vendor contracts and SLAs
- Recommend a hybrid model, phased to fit budget and risk tolerance

2 Organizing the Nonprofit: Strategy with the Client

- Run discovery sessions to define mission, vision, and beneficiaries
- Establish governance: board structure, bylaws, 501(c)(3) filing
- Build the launch plan: funding sources, programs, and timeline

3 Evaluating Nonprofit vs. Third-Party Management

- Compare control, cost, liability, and tax treatment side by side
- Model projected revenue and expenses under each structure
- Deliver a recommendation aligned to the client's long-term goals

AMERICAN STRUCTUREPOINT INC.

FROM VISION TO OPENING DAY—AND BEYOND

PUBLIC ENGAGEMENT SUMMARY

88% OF RESIDENTS ARE **REPEAT HIGH-FREQUENCY VISITORS**

#1 MOST VISITED **TROY PARK** BY RESIDENTS

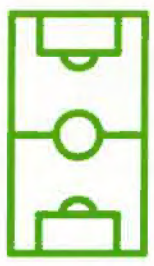
73%+ RESIDENTS **DRIVE** TO **TROY PARKS**

THE FINISH LINE:

Establish Duke Park as a tournament-ready youth sports destination supporting events and multi-sport programming.

Accommodate growth while maintaining high service levels and a welcoming community atmosphere.

5-7 NEW **BASEBALL/ SOFTBALL DIAMONDS** *(CURRENT: 5 TOTAL)*



4-6 NEW FULL-SIZE **SOCCER/ FOOTBALL FIELDS** *(CURRENT: 7-10 TOTAL)*

RECONFIGURED **ACCESS, CIRCULATION, + PARKING**

ADDED SEVERAL **NEW FACILITIES**

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FROM VISION TO OPENING DAY—AND BEYOND

DUKE PARK SPORTS COMPLEX DESIGN

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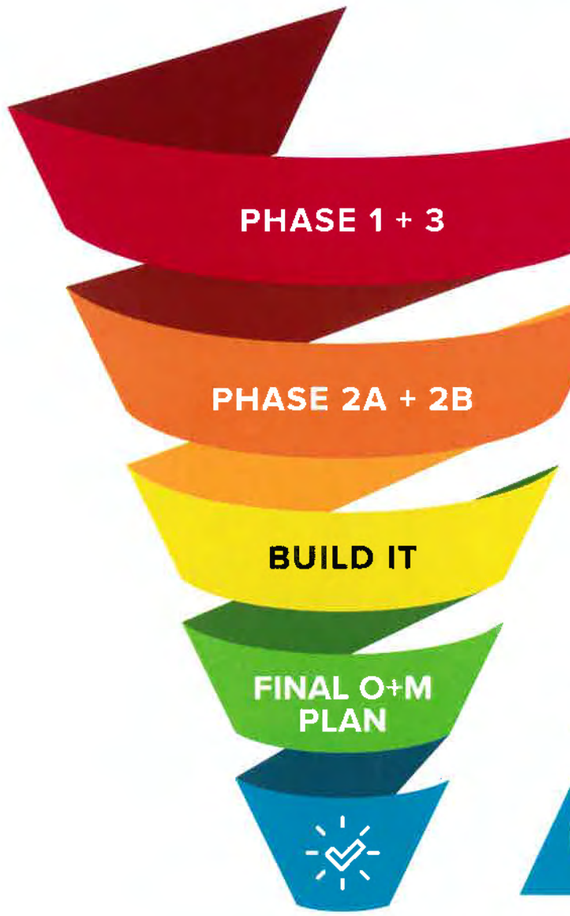
FLEXIBLE DESIGN + PRELIMINARY ENGINEERING PROCESS

ESTIMATED DURATION: Approx. 6-7 Months



PHASE 1: RESEARCH + ANALYSIS
What's working, what needs improvement, + what is missing in regard to existing amenities, facilities, + improvements?

PHASE 3: PARK MANAGEMENT + OPERATIONS (O+M)
What's working, what's needed, what are expectations, + who are we competing against?

PHASE 2A + 2B: FINAL DESIGN, ENGINEERING + CONSTRUCTION SERVICES
Preparing plans for construction including plans, funding, + schedule.

PROJECT CONSTRUCTION
Building the design.

PARK MANAGEMENT + OPERATIONS
Execute Management + Operations recommendations, including people, equipment, + schedules.

PROJECT COMPLETION

= PUBLIC ENGAGEMENT EVENTS

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FLEXIBLE DESIGN + PRELIMINARY ENGINEERING PROCESS

WARNING: This is going to be complicated!

- **ADDITIONAL LAND PARCEL**
  - **Additional Land Not Acquired** → Regional-level tournament park system
  - **Additional Land Acquired** → National-level tournament park system

- **SITE FEASIBILITY + OPERATIONS**
  - **Site Feasibility + Operational Analysis**
    - What will it take to properly host regional/national tournaments?
    - Staffing + grounds maintenance capacity analysis
    - Benchmark against competing facilities
    - What makes these tournaments notable?
  - **Memorable User Experience**
    - What would make guests want to come back every year?
    - Welcoming + hospitable (See Circulation + Access)
    - Access to food, drink, restrooms, + shade (See UE+IP + Safety + Site Operations)
    - Gathering spaces (See Placemaking + Identity)

- **PLACEMAKING + IDENTITY**
  - **Welcoming Identity + Architecture**
    - Design that creates a sense of place
    - Buildings/wayfinding will be designed to blend with Troy's identity
    - Areas for player rest, concessions, + comfort for the audience as well
    - Support facilities cohesion with existing new builds

- **FIELDS + PLAYING SURFACE**
  - **Turf vs. Natural Field Evaluation**
    - Field drainage + irrigation (See UE+IP)
      - Grass: Bluegrass vs. Bermuda, etc.
    - Expectations in training facilities
      - Lighting for different levels of play

- **CIRCULATION + ACCESS**
  - **Parking, Circulation, + ADA Accessibility**
    - Traffic Study → Tournament-ready traffic design
    - Road relocation options

- **SAFETY + SITE OPERATIONS**
  - **Multimodal Transportation/Parking**
    - Parking evaluation
    - Lighting evaluation
    - Pedestrian safety + visibility planning
  - **Athletic Fields** → Lighting evaluation
  - **Site Management**
    - Event-day wayfinding
    - Food + vending operations
    - Tournament logistics
    - Security + after-hours operations

- **UTILITY EVALUATION + INFRASTRUCTURE PLANNING (UE+IP)**
  - **Identify Infrastructure Needs/ Utility Planning**
    - Water/Sanitation/Sewer/Stormwater
    - Drainage/Irrigation (See Fields + Playing Surface)

- **FUNDING STRATEGY**
  - **Identify Funding Gaps**
    - Grant strategy
    - Funding assistance

Flip your leave behind over to learn more about planning for long-term site management!

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FROM VISION TO OPENING DAY—AND BEYOND

WE TURN PLANS INTO PROGRESS

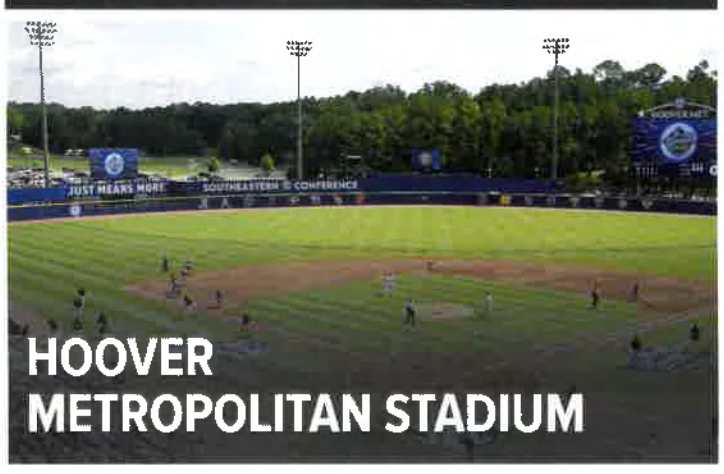
GRAND PARK SPORTS CAMPUS +
PRO X ATHLETE DEVELOPMENT FACILITY

OHIO PREMIER
SOCCER TRAINING FACILITY
MASTER PLANNING

YOCTANGEE RIVERSIDE DISTRICT PARK, STREETSCAPE,
+ COMMUNITY FACILITIES MASTER PLAN

LOEB STADIUM RENOVATION

DEAN AND BARBARA WHITE
COMMUNITY CENTER



HOOVER
METROPOLITAN STADIUM

WIREGRASS RANCH SPORTS CAMPUS

DUKE PARK SPORTS COMPLEX DESIGN

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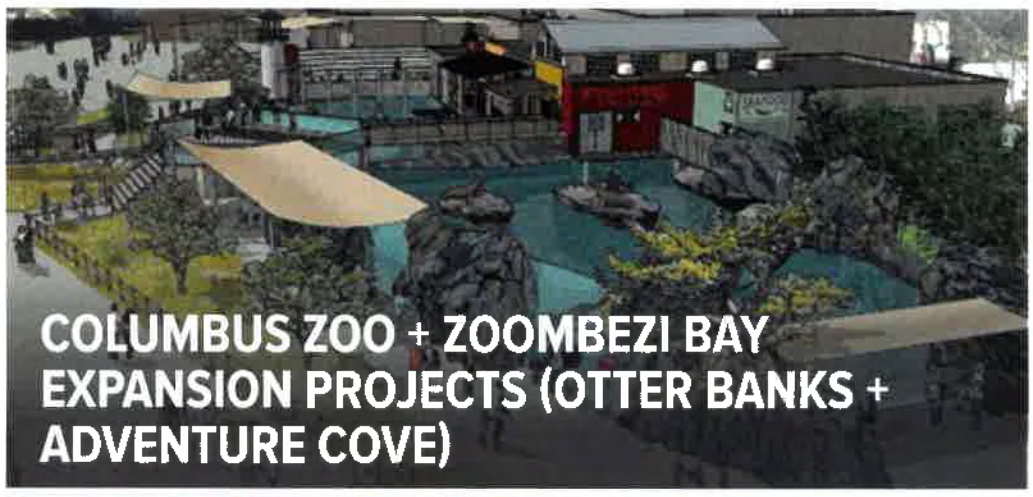
WE TURN PLANS INTO PROGRESS



COLUMBUS ZOO + ZOOMBEZI BAY EXPANSION PROJECTS (OTTER BANKS + ADVENTURE COVE)

CITY OF MISHAWAKA CENTRAL PARK

CRESTVIEW LOCAL SCHOOLS ATHLETIC FACILITY IMPROVEMENTS

CIVITAN PARK MASTER PLAN

KILBOURNE RUN SPORTS PARK IMPROVEMENTS

DUKE PARK SPORTS COMPLEX DESIGN

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HOURS + COST

DISCIPLINE/TASK ESTIMATED	PHASE 1 + 3 HOURS	PHASE 2 HOURS	TOTAL HOURS
Project Management + Coordination	160		160
Principal/Executive Oversite		80	80
Landscape Architecture + Master Planning	305	600	905
Architecture	85	120	205
Civil Engineering/Site Planning	220		220
Civil Engineering		460	460
MEP	40	170	170
Athletic Facility Planning + Programming	130		170
Traffic + Parking Engineering	80		80
Photometric/Sports Lighting Analysis	40		40
Electrical Engineering (Lighting/Power)		140	140
Surveying (Boundary + Topographic)	290		290
Survey Coordination		220	220
Environmental Phase 1 ESA	50		50
Geotechnical Investigation + Reporting	40		40
Permitting/Agency Coordination		50	50
Irrigation Design		50	50
Market + Competitive Analysis	40		40
Park Operations + Financial Modeling	90		90
Public Engagement + Presentations	60		60
Graphic Production/Renderings/Exhibits	120		120
Signage/Graphic Design		70	70
Cost Estimating + Implementation Planning	80		80
Construction Cost + Budgeting		70	70
QA/QC + Executive Review	40		40
Specifications/QA/QC		90	90
Construction Administration/Manager		550	550
Total Estimated Professional Hours	**1,870**	**2,670**	**4,540**

DISCIPLINE/TASK ESTIMATED	FEES
Project Initiation + Management	$20,000
Phase 1.A – Research, Analysis + Programming	$210,000
Phase 3 – Park Management + Operations Services	$35,000
Phase 1.B – Schematic Design/Preliminary Engineering	$260,000
Surveying Services	$45,000
Environmental + Geotechnical Services	$30,000
Reimbursable Expenses/Printing/Travel	$15,000
Total Estimated Professional Hours	**$615,000**

SAFETY & HEALTH COMMITTEE

Patrick E. J. Titterington
Director of Public Service & Safety
937-335-1725
Patrick.Titterington@troyohio.gov

MEMORANDUM

TO: Safety & Health Committee

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

DATE: August 26, 2026

SUBJECT: Legislation on Homeless Camps and Public Sleeping

RECOMMENDATION:
That the Safety & Health Committee considers recommending to Council regulations regarding homeless camps and public sleeping.

BACKGROUND:
Following a first reading of Ordinance No. O-32-2026, the subject was referred back to Committee with the request that staff and the Law Director review the subject further in attempting to deal with situations of where people may be sleeping or camping in the public right-of-way, to provide more specific legislation to assure that reasonable attempts to provide assistance are made but that the Police Department can proceed with enforcement if necessary.

In response, the attached language is now being proposed for consideration of the Committee to recommend to City Council. If the proposed language is recommended, it would become a substitute ordinance and also numbered O-32-2026. A motion would need to be approved to amend Ordinance No. O-32-2026 to reflect this new language

REQUESTED ACTION:
It would be appreciated if the Committee would consider the attached at the Committee meeting scheduled for August 31. Consideration of emergency legislation is requested so that the provision can be effective as soon as possible to protect the safety of all residents and visitors.

encl.
cc: Mayor
Council President
Members of Council

521.13 REGULATION ON HOMELESS CAMPS AND PUBLIC SLEEPING.

(a) Definitions. Unless the context requires otherwise, the following definitions apply to this section:

(1) "To Camp" means to set up or to remain in or at a campsite.

(2) "Campsite" means any place where two or more of the following factors are present, established, or maintained for the purpose of maintaining a temporary place to live:

A. Bedding, a sleeping bag, or other material used for bedding purposes;

B. A stove, fire, or other apparatus used for cooking or heating;

C. A tent, lean-to, shack, or other temporary structure;

D. A vehicle or part thereof used as, or in connection with, a place to live; or

E. An accumulation of personal belongings, including but not limited to clothing, luggage, backpacks, or storage containers, in a manner consistent with establishing a temporary place to live.

(b) Sleeping on Sidewalks, Streets, Alleys, Public Rights-of-Way, or Within Doorways Prohibited.

(1) No person may sleep on public sidewalks, streets, alleyways, or any other public right-of-way at any time as a matter of individual and public safety.

(2) No person may sleep in any pedestrian or vehicular entrance to public or private property abutting a public sidewalk.

(3) In addition to any other remedy provided by law, any person found in violation of this subsection may be immediately removed from the premises.

(c) Camping Prohibited. No person may occupy a campsite in or upon any sidewalk, street, alley, lane, public right of way, park, bench, or any publicly owned property, or under any bridge or viaduct, unless:

(1) Otherwise specifically authorized by this code;

(2) By a formal declaration of the Director of Public Service and Safety, and/or the Director of Public Service and Safety's designee, in emergency circumstances; or

(3) Upon resolution of Council, Council exempts a special event from the prohibitions of this subsection, if Council finds such exemption to be in the public interest and consistent with Council goals and notices and in accordance with conditions imposed by the Director of Public Service and Safety and/or the Director of Public Service and Safety's designee, including a condition requiring the applicant to provide evidence of adequate insurance coverage and to indemnify the City for any liability, damage, or expense incurred by the City as a result of activities of the applicant. Any findings by Council shall specify the exact dates and location covered by the exemption.

(d) Removal of Campsite on Public Property. Upon discovery of a campsite on public property, removal of the campsite by the Police Department, and/or its designee, may occur under the following circumstances:

(1) Prior to removing the campsite, the City shall post a notice twenty-four (24) hours in advance.

(2) At the time a twenty-four (24) hour notice is posted, the police officer, and/or the officer's designee, shall make reasonable efforts to notify any camper present at the campsite of the availability of social services.

(3) After the twenty-four (24) hour notice period has passed, the Police Department, and/or its designee, is authorized to remove the campsite and all personal property related thereto.

(e) Disposition and Release of Personal Property. For purposes of this section, "personal property" means any item reasonably recognizable as belonging to a person and having apparent utility or monetary value. Items having no apparent utility or monetary value and items in an unsanitary condition may be immediately discarded. Weapons, drug paraphernalia, items appearing to be stolen, and evidence of a crime may be retained as evidence by the Police Department until alternate disposition is determined. All personal property removed from the campsite which is not

retained, disposed of, or held as evidence shall be stored by the Police Department for a minimum of thirty (30) days, during which time it shall be reasonably available for, and released to, an individual confirming ownership.

(f) Mitigation. Upon conviction for a violation of this section, in addition to any other factors deemed appropriate by the Court, the Court shall consider in mitigation whether or not the person immediately removed all personal property and litter, including but not limited to bottles, cans, and garbage, from the campsite after being informed it was in violation of the law.

(g) Penalty.

(1) Whoever violates any provision of this section is guilty of a misdemeanor of the fourth degree and shall be fined not less than twenty-five dollars ($25.00).

(2) Nothing under this subsection shall prevent the City from pursuing other actions or charges under the Ohio Revised Code or other applicable law.