



AGENDA

Special Joint Meeting of the

CITY COUNCIL & PLANNING COMMISSION OF THE CITY OF TROY

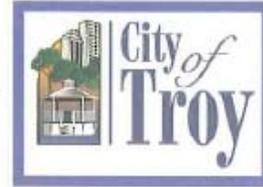
OCTOBER 4, 2010

IMMEDIATELY FOLLOWING THE REGULAR CITY COUNCIL MEETING

AS SET BY CITY COUNCIL RESOLUTION #2010-08-177

**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.



TO: The Honorable Mayor and City Council
Troy, Michigan

FROM: John Szerlag, City Manager

SUBJECT: Background Information and Reports

Ladies and Gentlemen:

This booklet provides a summary of the many reports, communications and recommendations that accompany your Agenda. Also included are suggested or requested resolutions and/or ordinances for your consideration and possible amendment and adoption.

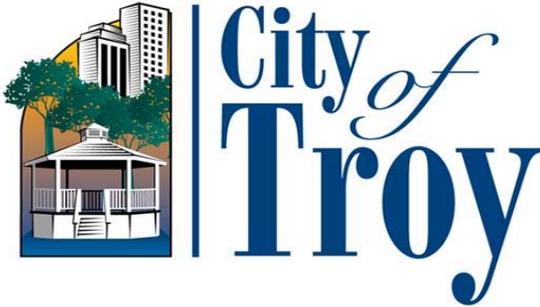
Supporting materials transmitted with this Agenda have been prepared by department directors and staff members. I am indebted to them for their efforts to provide insight and professional advice for your consideration.

As always, we are happy to provide such added information as your deliberations may require.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "John Szerlag". The signature is fluid and cursive.

John Szerlag, City Manager



**CITY COUNCIL & PLANNING COMMISSION
SPECIAL JOINT MEETING
AGENDA**

**October 4, 2010 – Immediately Following
Regular City Council Meeting
Lower Level Conference Room
City Hall - 500 West Big Beaver
Troy, Michigan 48084
(248) 524-3317**

A. CALL TO ORDER:	1
B. ROLL CALL:	1
City Council:	1
Planning Commission:	1
Resolution to Excuse Absent Council Members:	1
C. DISCUSSION ITEMS:	1
Economic Development Initiatives	1
a) Introduction – John Szerlag, City Manager.....	1
b) Importance of Economic Development - John Szerlag, City Manager	1
c) Planning Commission and Economic Development – What Have We Done So Far – Mark Miller, Acting Assistant City Manager/Economic Development Services.....	1
d) Zoning Ordinance Update – R. Brent Savidant, Acting Planning Director	1
e) How to Create an Environment of Investment Using the Zoning Ordinance – Brent Savidant, Acting Planning Department Director.....	1
f) Introduction to Form-Based Codes – Richard Carlisle, Carlisle/Wortmen Associates - Planning Consultant.....	1
g) Update on Current Projects	2
1. Development Applications – Brent Savidant, Acting Planning Department Director.....	2
2. Economic Development – Pamela Valentik, Economic Development Specialist	2
h) Discussion of Planning Commission and Economic Development Topics	2
D. PUBLIC COMMENT:	2
E. ADJOURNMENT	2

A. CALL TO ORDER:**B. ROLL CALL:****City Council:**

Mayor Louise E. Schilling
Robin Beltramini
Mayor Pro Tem Wade Fleming
Martin Howrylak
Mary Kerwin
Maureen McGinnis
Dane Slater

Planning Commission:

Chair Michael W. Hutson
Donald L. Edmunds
Mark Maxwell
Philip Sanzica
Robert M. Schultz
Thomas Strat
John J. Tagle
Lon M. Ullmann
Mark J. Vleck

Resolution to Excuse Absent Council Members:**Suggested Resolution**

Resolution #2010-10-

Moved by

Seconded by

RESOLVED, That Troy City Council hereby **EXCUSES** the absence of _____ at the Joint City Council Special Meeting of Monday, October 4, 2010 due to _____.

Yes:

No:

C. DISCUSSION ITEMS:

Economic Development Initiatives

- a) Introduction** – John Szerlag, City Manager
- b) Importance of Economic Development** - John Szerlag, City Manager
- c) Planning Commission and Economic Development – What Have We Done So Far** – Mark Miller, Acting Assistant City Manager/Economic Development Services
- d) Zoning Ordinance Update** – R. Brent Savidant, Acting Planning Director
- e) How to Create an Environment of Investment Using the Zoning Ordinance** – Brent Savidant, Acting Planning Department Director
- f) Introduction to Form-Based Codes** – Richard Carlisle, Carlisle/Wortmen Associates - Planning Consultant

g) Update on Current Projects

1. **Development Applications** – Brent Savidant, Acting Planning Department Director
2. **Economic Development** – Pamela Valentik, Economic Development Specialist

h) Discussion of Planning Commission and Economic Development Topics**D. PUBLIC COMMENT:**

In accordance with the Rules of Procedure of the City Council, Article 16 – Members of the Public and Visitors

E. ADJOURNMENT

Respectfully submitted,



John Szerlag, City Manager

PUBLIC COMMENT:

In accordance with the Rules of Procedure of the City Council, Article 16 – Members of the Public and Visitors

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. *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 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 five (5) minutes to address any Public Hearing item.
- Any member of the public, not a petitioner of an item, shall be allowed to speak for up to five minutes to address Postponed, Regular Business or Consent Agenda items or any other item as permitted under the Open Meetings Act during the Public Comment portion of the agenda.
- City Council may waive the requirements of this section by a majority of the City Council members.
- City Council may wish to schedule a Special Meeting for Agenda items that are related to topics where there is significant public input anticipated.
- Through a request of the Chair and a majority vote of City Council, public Comment may be limited when there are fifteen (15) or more people signed up to speak either on a Public Hearing item or for the Public Comment period of the agenda.



CITY COUNCIL AGENDA ITEM

DATE: September 29, 2010

TO: John Szerlag, City Manager

FROM: John M. Lamerato, Assistant City Manager/Finance & Administration
Mark F. Miller, Acting Assistant City Manager/Economic Development Services
Pamela Valentik, Economic Development Specialist
R. Brent Savidant, Acting Planning Director

SUBJECT: Joint Meeting – Troy City Council and Planning Commission

Background

The impact of the recent economic downturn on Michigan municipalities is well documented. Decreasing property values translates into decreasing property taxes and therefore decreasing revenue for municipalities. Raising property values through economic development is one of the only options available to municipalities to increase their revenue stream. City Management, City Attorney's Office, City Council and the Planning Commission are partners in attracting and retaining businesses in Troy, and creating an environment of investment in the City.

In 2007, the City of Troy contracted with Zucker Systems to review and provide recommendations on the City's development approval and permit process. The Zucker Report, completed in January, 2008, included 102 recommendations that provide direction to improve efficiencies and assist Troy in becoming more development ready. Thus, providing the development community fast, fair and predictable decisions. The attached report summarizes how City departments involved with development applications are addressing the recommendations contained in the Zucker Report.

The Planning Department, Planning Commission and Carlisle/Wortman Associates, Inc. are working cooperatively to comprehensively rewrite the City of Troy Zoning Ordinance. The revised Zoning Ordinance is intended to assist the City with its economic development efforts. The Zoning Ordinance will implement the Master Plan and assist in creating an environment of investment in the City. One innovative and important tool to be included in the Zoning Ordinance are form-based codes for the Big Beaver Corridor, Maple Road, and the 21 neighborhood nodes described in the Master Plan.

A summary of recent planning and economic development projects in Troy is provided. Projects approved through the development application process within the last year are

summarized in the attached table. Another attachment summarizes economic development activities in Troy in 2010.

These items will be discussed at the joint meeting of the Troy City Council and Troy Planning Commission on October 4, 2010.

Attachments:

1. Zucker Report Recommendations: Status as of September, 2010.
2. Project Status: Development Projects Considered By Planning Commission Since October, 2009.
3. Troy Major Economic Development Activities, 2010.

RBS\G:\Planning Commission Agendas\2010 PC Agendas\Presentations\CC Memo 10 04 10.docx

ZUCKER REPORT RECOMMENDATIONS
Status as of September, 2010

#	Recommendation	Status
1.	Agree on an implementation plan	Ongoing

ISSUES RELATED TO MULTIPLE DEPARTMENTS

2.	Increase fees as needed to meet performance standards	Ongoing
3.	Accept credit cards for development fees	Not started
4.	Develop additional handouts	Ongoing (Planning) Completed (Building)
5.	Consider additional co-location of facilities	Ongoing
6.	Improve way-finding in City Hall	Not started

TECHNOLOGY

7.	IT and Development Departments to form technology partnership	Ongoing
8.	Expand use of Equalizer features	Ongoing
9.	Use Equalizer for tracking Engineering permits	Soil Erosion implemented
10.	Provide Equalizer training in the Engineering Department	Completed
11.	Install Equalizer for the Planning Department	Completed
12.	Configure Equalizer for electronic review and comment	Evaluating
13.	System administrators in departments to participate in Equalizer user group functions	Not started
14.	Assign Equalizer backup support staff	Not started
15.	Provide Equalizer training	Ongoing
16.	Use Equalizer's document attachment capabilities	Evaluating
17.	Give priority to implementing document management for Building and Planning documents	Ongoing
18.	Add clerical staff for entering documents	Process streamlined
19.	Require electronic documents whenever possible	Completed
20.	Implement interface with Equalizer and enterprise software	Not started
21.	Migrate to electronic plan submittal	Ongoing
22.	Purchase larger monitors for viewing plans	Completed (Planning)
23.	Start accepting electronic plans	Completed
24.	Determine best plan storage system	Evaluating
25.	Archival system to be web enabled	Ongoing
26.	Archive plans immediately after permit issuance	Evaluating
27.	Discontinue the use of Microstation for GIS	Completed
28.	Provide GIS training for planners	Completed

BUILDING INSPECTION DEPARTMENT

Permit, Inspection and Revenue Activity

29.	Track sub-trade permits	Completed
30.	Change construction inspection activity training	Completed

Organizational Issues

31.	Establish customer feedback groups	In progress
32.	Establish fees based on costs	Completed
33.	Implement fees based on behavior	Evaluating

34.	Emphasize staff input	Completed
35.	Establish quality control system	In progress
36.	Hold staff meetings	Completed

Plan Submittal, Permit Issuance and Inspection Requests

37.	Deploy Equalizer automated plan review module	Evaluating
38.	Use integrated permit issuance process	Evaluating
39.	Issue permits over the Internet	Evaluating
40.	Use automated inspection request system	Evaluating
41.	Use field computers for inspectors	Completed
42.	Provide inspection results to customers	Completed
43.	Incorporate transaction dates in data tracking system	Completed where possible
44.	Develop expedited processing system	Not started
45.	Use contractors as necessary to meet performance standards	Completed
46.	Use full-time position for plan review process	Completed
47.	Track review disciplines by product types	Completed
48.	Adopt performance plan review targets	Completed

Construction Inspections

49.	Buy field computers for inspectors	Completed
50.	Provide staff computer training	Ongoing
51.	Plan transition to automate inspection process	In progress
52.	Adopt inspection count system	Completed
53.	Prioritize sub-trade plan review to meet performance standards	Completed
54.	Use contractors to meet inspection performance goals	In progress
55.	Program re-inspection fees into automated system	Evaluating

Code Enforcement

56.	Change Civil Infraction process	Completed
57.	Create code enforcement data system	Evaluating
58.	Citizen education meetings in selected neighborhoods	Evaluating

Fire Prevention

59.	Change job specifications	Not started
60.	Integrate fire needs in automation system	Not started

ENGINEERING DEPARTMENT

61.	Use electronic permit tracking system	Evaluating*
62.	Provide weekly management reports to monitor inspection status	Ongoing

Process Issues

63.	Complete preliminary site plan reviews in 5 days	Ongoing
64.	Turn-around times for final plans of 30, 15, and 7 days	Ongoing
65.	Meet timelines 95% of the time	Ongoing
66.	Route plans for review within 2 days	Ongoing
67.	Route plans to deputy in director's absence	Ongoing
68.	Electronic permit tracking for final certificate of occupancy	Not started**

Organizational Issues

69.	Explore sharing storm water responsibilities with Public Works Department	Completed
70.	Include final site plan turn-around times in consultant contracts	Not started***

PLANNING DEPARTMENT

Process Issues

71.	Planning Commission to have two Regular and one Special meeting	Meetings reduced
72.	Uniform color and format for public hearing notices	Completed
73.	Expand authority of Planning Director re: Preliminary Site Plans	Completed
74.	Provide Final Site Plan Approval checklist in three working days	Completed
75.	Provide for meeting after Preliminary Site Plan Approval	Completed
76.	Electronic tracking system for application monitoring	Evaluating
77.	Weekly reports from monitoring system	Evaluating
78.	Set turnaround times for all applications at 30, 15 and 7 days	Evaluating
79.	Meet turnaround times 95% of the time	Evaluating
80.	Expand mail notice time from 15 days to 25 days	Not started
81.	Schedule City Council hearings at next available meeting	Completed
82.	Provide Final Plan Approval checklist in 3 working days	Completed
83.	Final Plan Approval petitioner to have option of meeting with the reviewers	Completed
84.	Electronic tracking system for site plans	Evaluating
85.	Weekly management reports for Final Plans	Evaluating
86.	Review times for Final Plans of 30, 15 and 7 days	Evaluating
87.	Meet review times for Final Plans 95% of the time	Evaluating
89.	Monitor PUD applications	Evaluating
90.	Set review times for Final Development Plans at 30, 15 and 7 days	Evaluating
91.	PUD consultant included at pre-application meeting	Completed
92.	Respond to Zoning Verification Requests in five days	Completed
93.	Complete Site Compliance Inspection in five days	Completed

Organizational Issues

94.	Variance request applications managed by Planning Department	Completed
95.	Process variance requests prior to Final Site Plan Approval	Completed
96.	Expand Planning Department data on website	Ongoing
97.	Include three years of Planning Commission meeting agendas on website	Completed
98.	Separate current Planning Commission agendas from the archived agendas on the website	Completed
99.	Include public hearing notices for Planning Commission agenda on website	Completed
100.	Post Planning Commission Action Agenda on website immediately following the meeting	Not started

EMPLOYEE PERCEPTIONS

101.	Review questionnaires for improvement ideas	Not started
------	---	-------------

CUSTOMER PERCEPTIONS

102.	Review customer questionnaires for improvement ideas	Not started
------	--	-------------

* Implementation of CityWorks pending – using Equalizer for SESC

** Has not been a priority due to lack of private construction activities.

*** Current consultant contracts run through 2011 and lack of private construction activities

PROJECT STATUS
DEVELOPMENT PROJECTS CONSIDERED BY PLANNING COMMISSION SINCE OCTOBER, 2009

PROJECT NAME / FILE NUMBER	PROJECT TYPE	LAST ACTION	PROJECT STATUS
Spa Renaissance Medical Office Building , North side of Big Beaver, between Louis and Troy, Section 22	Preliminary Site Plan File No: SP 947 A	Prelim. Site Plan Approval 10/6/09; Final Approval 12/16/09	Construction nearly completed
Adams Road Site Condominium (Renewal), 5 units/lots proposed, East side of Adams, South of South Blvd., Section 6	Site Condominium Preliminary Approval	Preliminary Approval from City Council 01/25/10	Applicant has not received Final Site Plan Approval
Troy Sports Center (Deviation from Parking), Northwest corner of John R and Big Beaver, Section 23	Preliminary Site Plan File No: SP 802-B	Parking Reduction Approved 11/10/09	Parking reduction only, no construction required
Sheffield Office Complex (Deviation from Parking), North side of Big Beaver, West of Cunningham Drive and East of Caswell, Section 19	Preliminary Site Plan Review File No: SP 133-E	Parking Reduction Approved 11/10/09	Parking reduction only, no construction required
The Pavilions of Troy Planned Unit Development , Northwest corner of Big Beaver and Coolidge, Section 19	Planned Unit Development (PUD-009)	PC recommended against amending PUD Agreement 12/8/09	Applicant did not acquire property. Project on hold indefinitely.
Hidden Parc Site Condominium , 30 units/lots proposed, West side of John R between Wattles and Long Lake, Section 14	Site Condominium Preliminary Site Plan Review	Preliminary Approval from City Council 2/15/10	Applicant moving toward Final Site Plan Approval
Stone Family Social Services Multi Use Facility , 1401 E. Fourteen Mile Road, North side of Fourteen Mile between Indusco Court and Dequindre, Section 36	Special Use File No: SU 374	Special Use Approval 12/08/09; Final Approval 6/8/10	Seeking Final Site Plan Approval
Detroit Meeting Rooms Church , Southeast corner of Adams and Bolingbrooke (3586 Adams), Section 19	Special Use File No: SU 378	Variance denied by BZA 07/20/10	Project cannot proceed as submitted
Taco Bell improvements , East side of Rochester between Torpey and Harris (3268 Rochester), Section 23	Special Use File No: SU 376	Special Use Approval 4/13/10; Final Approval 6/8/10	Under construction
Service Station/Convenience Store , Southeast Corner of Rochester and Wattles (3990 Rochester), Section 23	Special Use File No: SU 377	Special Use Approval 4/13/10	Seeking Final Site Plan Approval
Pro Car Wash East , East side of Rochester, South of Wattles, Section 23	Special Use File No: SU 375	Special Use Approval 5/25/10	Seeking Final Site Plan Approval
Big Beaver Tavern outdoor seating , North side of Big Beaver, West of Rochester (645 E. Big Beaver)	Special Use File No: SU 379	Special Use Approval 6/21/10; Final Approval 6/30/10	Construction completed

PROJECT STATUS
DEVELOPMENT PROJECTS CONSIDERED BY PLANNING COMMISSION SINCE OCTOBER, 2009

Ocean Prime Restaurant Patio Improvements , South side of Big Beaver, West of Coolidge (2915 Coolidge)	Preliminary Site Plan File No: SP 959	Prelim. Site Plan Approval 4/27/10; Final Approval 5/5/10	Construction not started
“Our” Credit Union , Northwest corner of Rochester and Lovell, Section 3	Preliminary Site Plan File No: SP 956	Prelim. Site Plan Approval 2/9/10; Final Approval 7/8/10	Under construction, nearly completed
Axle Tech , East side of Rochester and South of Maple, Section 34 (1400 Rochester)	Preliminary Site Plan File No: SP 955	Prelim. Site Plan Approval 6/22/10; Final Approval 4/20/10	Construction completed
AT&T Wireless Facility , South Side of Square Lake Road, West of John R (1950 E. Square Lake), Section 11	Preliminary Site Plan File No: SP 954	Prelim. Site Plan Approval 2/23/10; Final Approval 4/23/10	Under construction, nearly completed
Walmart Store Expansion , South of Maple and West of Crooks (2001 W. Maple Road), Section 32 (Consent Judgment)	Preliminary Site Plan File No: SP 964	PC Recommended Prelim. Site Plan Approval 9/14/10	Will be placed on future City Council meeting for consideration
Unique Auto Sales , South side of Maple, West of Rochester (578 and 580 E. Maple), Section 34	Special Use File No: SU 380	Special Use Approval 6/8/10	Operating; construction not required
Panera Bread drive-thru , West side of Coolidge, South of Maple (1325 Coolidge), Section 31	Preliminary Site Plan File No: SP 961	PC recommended denial of Prelim. Site Plan 6/8/10	Waiting for applicant to determine how to proceed
VEHMA International , Northwest corner of Stephenson and Rankin (1055 Stephenson), Section 35	Preliminary Site Plan File No: SP 960	Prelim. Site Plan Approval 6/22/10	Applicant is considering other communities to locate facility
In Pro Insurance Group Office Building addition , North side of Big Beaver, East of John R (2095 E. Big Beaver), Section 24	Preliminary Site Plan File No: SP 962	Prelim. Site Plan Approval 7/26/10	Parking reduction only, no construction required
Automation Alley Addition , West side of Bellingham, South of Big Beaver (2675 Bellingham), Section 26	Preliminary Site Plan File No: SP 899 A	Prelim. Site Plan Approval 7/13/10	Seeking Final Site Plan Approval
Troy Marketplace Parking Reduction , Southwest Corner of Big Beaver and Rochester Roads, Section 27	Preliminary Site Plan File No: SP 949 A	Prelim. Site Plan Approval 7/13/10	Parking reduction only, no construction required
North Troy Park Association , Southwest Corner of South Boulevard and Rochester Road, Section 3	Preliminary Site Plan File No: SP 963	Prelim. Site Plan Approval 7/13/10	Parking reduction only, no construction proposed
Renaissance Fencing Club , North of Maple, West of Livernois (408 Oliver), Section 28	Special Use File No: SU 381	Prelim. Site Plan Approval 7/13/10	Seeking Final Site Plan Approval
Bethany Villa Housing Association Community Building , West of John R and South of Big Beaver, Section 26	Preliminary Site Plan File No: SP 068 A	Prelim. Site Plan Approval 8/10/10	Seeking Final Site Plan Approval

PROJECT STATUS
DEVELOPMENT PROJECTS CONSIDERED BY PLANNING COMMISSION SINCE OCTOBER, 2009

The Barkshire , North of Maple, West of Crooks (1501 Temple City Drive), Section 29	Special Use File No: SU 382	Special Use Approval 8/24/10	Seek Final Site Plan Approval
Weston Downs revised layout , Southeast Corner of Wattles and Finch Road, Section 21	Preliminary Site Plan File No: SP 862 A	Postponed by BZA 9/21/10	To be considered by BZA on 10/19/10
Troy/Birmingham Intermodal Transit Facility , South of Maple Road, West of Coolidge, Section 31	Preliminary Site Plan File No: SP 957	Preliminary Site Plan approved by City Council 9/20/10	Awaiting Environmental Assessment approval from FRA. Design Workshop to be scheduled prior to Final Site Plan Approval

G:\Planning Commission Agendas\2010 PC Agendas\Presentations\PROJECT STATUS.doc

Troy Major Economic Development Activities 2010

Below is a listing of economic development projects secured within the City of Troy that staff has worked on, (year to date) in partnership with the Michigan Economic Development Corporation (MEDC) and Oakland County.

Genesis10

A business consulting and technology staffing company, Genesis10 chose Michigan over competing states of Missouri and Florida to open a new development center in Troy. The company will be located at 2800 Livernois and plans to invest \$2.2 million and hire 296 people over the next five years.

Inteva Products, Inc.

The former Delphi interiors division located at 1401 Crooks Road was purchased by Inteva a few years ago and has seen some steady growth. With plants in two other cities in Michigan, their Troy facility acts as the company's World Headquarters and Technical Center. Increased sales have led the company to need to hire additional engineers. On July 20th, Inteva received approval from the MEGA Board for a MEGA tax credit. Troy anticipates receiving an application for a personal property tax abatement. The company has a long term lease signed for the Crooks facility and anticipates creating 44 highly-skilled jobs within the next five years.

ArvinMeritor

For years, Troy has been fortunate to host ArvinMeritor's World Headquarters and Technical Center. The company is planning a complete upgrade to their Technical Center that will involve a \$10 million investment in the plant facility and \$9 million in new machinery and equipment. The company will also create 101 new jobs. In July, ArvinMeritor received approval from the MEGA board for a MEGA tax credit and Troy City Management anticipates receiving an application for a P.A. 198 plant rehabilitation and personal property tax abatement.

Creative Breakthroughs, Inc.

Currently based in Troy, this IT Security & Consulting business has rapidly grown its national customer base. The company needs to hire 100 highly-paid IT consultants within the next five years and has been trying to determine the best location to expand these operations. In July, the MEGA board approved a MEGA tax credit for Creative Breakthroughs, Inc to expand their operations in Troy, Michigan.

Ilumisys

A subsidiary of Altair Engineering, Ilumisys is a low-volume producer of LED replacement lights. The company has received numerous federal and state awards for its innovation and technology and Troy has worked diligently to retain this company's fast growth investments. Earlier this year, the company was awarded a package of incentives from the MEDC and Troy is currently processing an application for a tax abatement for the

company's anticipated \$8 million investment. With this investment will come the creation of approximately 243 jobs during the project. The company recently closed on the purchase of 164 Indusco Court to solidify their presence in Troy. The 136,000 square foot industrial building will house Ilumisys' headquarters and research and development.

Magna Powertrain

Troy has been home to Magna Powertrain's headquarters for years, but recent consolidation plans allowed Troy to attract additional investment from the company with the relocation of their Research & Development/Technical Center to Troy. The company has signed a lease to occupy 97,000 square feet on Technology Drive. The project involves a \$13 million capital investment with over \$9 million in personal property and \$3 million in building renovations. The company anticipates 130 high paying jobs to be created here in Troy within the next five years. Magna Powertrain was approved for a MEGA tax credit earlier this year and is in the process of applying for a personal property tax abatement from the City of Troy. The company plans to occupy the new facility within the next month.

Witzenmann

Witzenmann is a 115-year old, privately held company based in Germany, that manufactures flexible metal components. With three locations currently in Warren, the company is relocating their HQs and much of their technical operations to 1201 Stephenson Hwy. They will occupy by October 15th, a previously vacant 57,000 square foot industrial building and over five years will invest \$9.9 million in machinery and equipment. The company will also create 75 new jobs.

SilkRoute Global

Currently in Troy, SilkRoute Global is an IT company that designs and delivers customized, state-of-the-art supply chain management systems for companies such as Sony and BestBuy. The company was considering relocating their operations to California but working with the MEDC and Oakland County, we were able to attract the company's growth plans to Troy. SilkRoute Global will occupy office space on Stephenson Highway within the BlueWave facility and plans to invest \$1.2 million in equipment and create 53 jobs within five years.

AxleTech

AxleTech is a leader in the design and manufacturing of planetary axles used in military, construction and heavy duty vehicles. A former division of ArvinMeritor, AxleTech maintained their headquarters in Troy. In 2008, AxleTech was acquired by General Dynamics and the company decided to consolidate some of their operations. Troy staff worked for over two years to retain AxleTech in its community and find a location that met their consolidation needs. In partnership with the MEDC and Oakland County, we were able to prepare an incentive package that made AxleTech chose Troy, Michigan. The company is leasing, and recently moved in to, a 200,000 square foot industrial building on Rochester Road where it houses its brake division, aftermarket warehousing, engineering and headquarters operations. The company has already created 200 jobs and plans to continue to add to this growth.