

TROY



ECONOMIC RESOURCE GUIDE 2020/2021





Economic Resource Guide

Welcome to your digital edition.

Your digital edition has interactive features to enhance your experience.

Look for **yellow highlights** for links.

Search, print, email selections or **share** on social networking sites.

Thank you for visiting.

TIPS FOR USING YOUR DIGITAL EDITION

FOR YOUR DESKTOP:



- Turn the page by clicking the left and right arrows on the side of the page.
- Click the arrows or enter a page number at the bottom of the page to move immediately to the selected page.
- Zoom in on the page by clicking on it. Zoom in more by using the mouse's scroll wheel. Move around the page by moving the mouse. Click once to exit zoom mode.
- Yellow links connect to other areas of the magazine or to websites that open in a new window.

FOR YOUR MOBILE DEVICE:



- Turn the page with swipe right or left gestures.
- Pinch in or out or double-tap to zoom.
- Tap yellow links to go to other areas of the magazine or to websites.

Don't Just Put on an Event. Create an Experience at the MEC.



CONFERENCES | MEETINGS | WEBINARS | TRADE SHOWS
BANQUETS | RECEPTIONS | WEDDINGS

Let MEC host your next event. **Contact Us Today!**
248.879.2456 MECTroy.com



MSU Management Education Center
811 W Square Lake Rd • Troy, MI 48098



Management Education Center
Broad College of Business
MICHIGAN STATE UNIVERSITY



DAVID COULTER
OAKLAND COUNTY EXECUTIVE



You Have Easy Access to Business Resources

WHETHER YOU ARE

Getting Started?

Oakland County's One Stop Shop Business Center provides at no cost:

- One-on-one business counseling
- Classes and workshops
- Marketing and market research
- Business plan review
- Financial analysis

SmallBusiness@OakGov.com
(248) 858-0783



Ready to Grow?

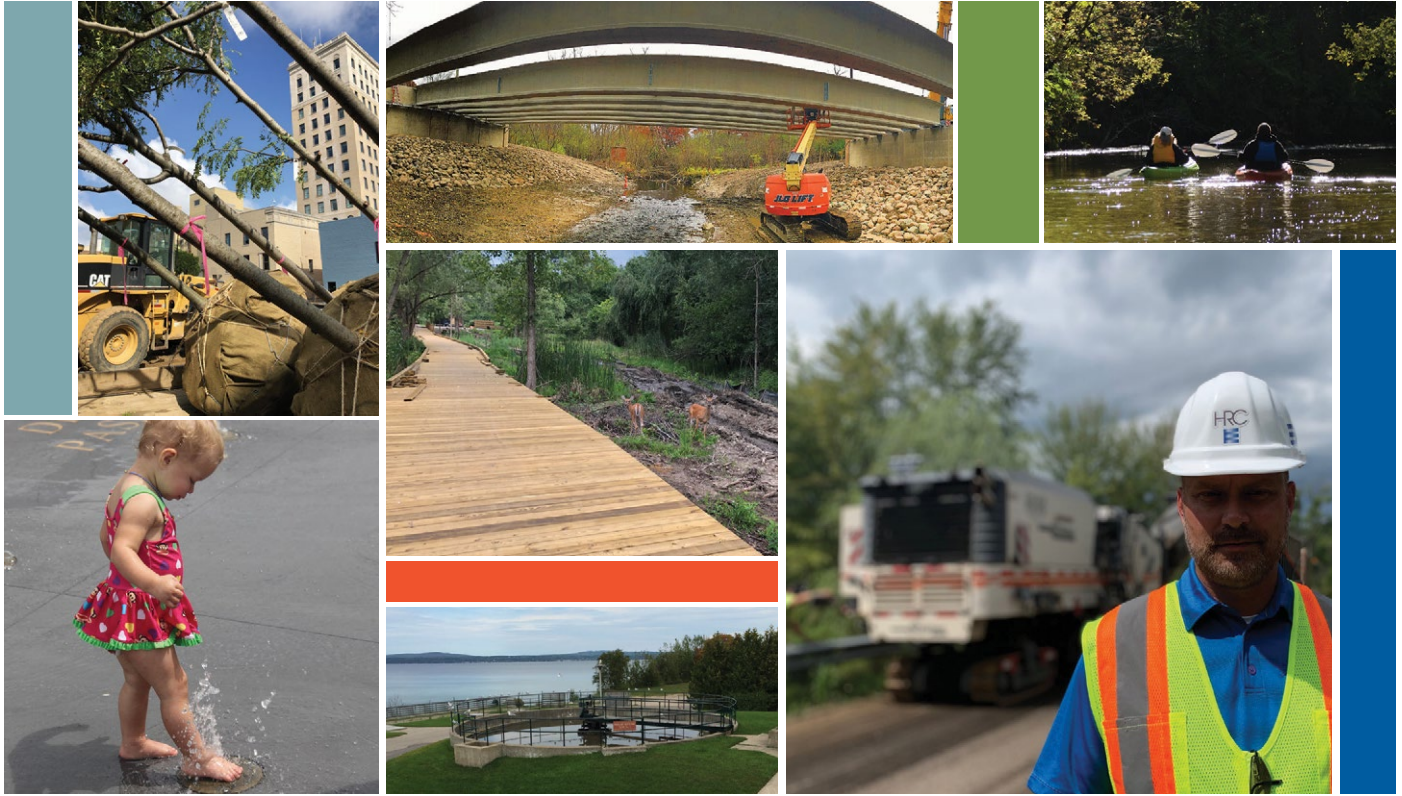
The Oakland County Business Finance Corporation's SBA 504 Loan Program helps with:

- Land acquisition and improvements
- Building acquisition and construction
- Machinery and equipment
- Related soft costs

Info@AdvantageOakland.com
(248) 858-0765



Historic low interest rates



HRC
 HUBBELL, ROTH & CLARK, INC
 CONSULTING ENGINEERS SINCE 1915

Engineering. Environment. Excellence.
 248.454.6300 | hrcengr.com | [f](#) [in](#) [t](#)

Empowered education. Career-ready graduates.



**OAKLAND
 COMMUNITY
 COLLEGE**
 Excellence *Empowered.*

Find your passion. Find your path.

Campuses in Auburn Hills, Farmington Hills,
 Royal Oak, Southfield and Waterford.
 Accredited by the Higher Learning Commission.

oaklandcc.edu





WELCOME

CONTENTS

IT'S TROY TIME

Enjoy the benefits of being part of a thriving business center



ON BEHALF OF THE CITY OF TROY, WELCOME TO OUR community—Michigan's premier address for business, retail and commerce.

Troy is a place where families and businesses thrive. Our community is recognized for its excellent quality of life, including being one of the "Safest Cities in Michigan." Troy offers an A+ rated school system, one of the lowest tax rates in Oakland County, and provides outstanding City services. As one of Detroit's northern suburbs, Troy is home to more than 6,600 flourishing businesses—including some of the most advanced technology companies in the world—that employ more than 129,000 people.

Troy's unique location in the heart of Oakland County is only 20 minutes from Detroit with access to I-75, I-696 and M-59. Our community offers residents and businesses a tremendous competitive advantage, including attractive neighborhoods, excellent schools, prime shopping and employment opportunities. Our strategic location puts residents, employees and visitors within easy reach of a wide variety of recreational and cultural opportunities. Troy has a total area of 34.3 square miles, with over 900 acres of parklands, two golf courses and a variety of lakes and streams.

Troy is a prime location for new and expanding businesses. Home to more than 40 million square feet of retail, office, and industrial space, Troy's business environment is progressive and diverse with a mix of major corporations and small local businesses. Located in the heart of Automation Alley, Troy is southeast Michigan's world-renowned technology cluster. Troy is at the center of global automotive technology and manufacturing, and is a major contributor to Michigan's ranking as one of the largest high-tech workforce employers in the country.

Combine the City's abundant job opportunities with an excellent quality of life and it comes as no surprise that Troy offers one of the state's friendliest business environments. With our forward-thinking Master Plan, flexible Zoning Ordinance, and privately-operated Building Services Department, Troy provides development processes that are fast, fair and predictable. Those interested in relocating or expanding their business in Troy can expect to receive a warm welcome from the City's Economic Development Team.

We invite you to visit us today and explore all that Troy has to offer. We are truly creating an environment for investment in the City of Troy and look forward to working with you. ▲

Sincerely,

Mark F. Miller
City Manager
m.miller@troymi.gov

Glenn Lapin
Economic Development Specialist
g.lapin@troymi.gov

CONTENTS

MAP	4
AT A GLANCE	5
STATISTICS	6
BUSINESS DEVELOPMENT	7
SUCCESS IN BUSINESS	10
LIFESTYLE	11
EDUCATION	12
HEALTHCARE	12



500 West Big Beaver Road
Troy, Michigan 48084
248.524.1147
TROYMI.GOV

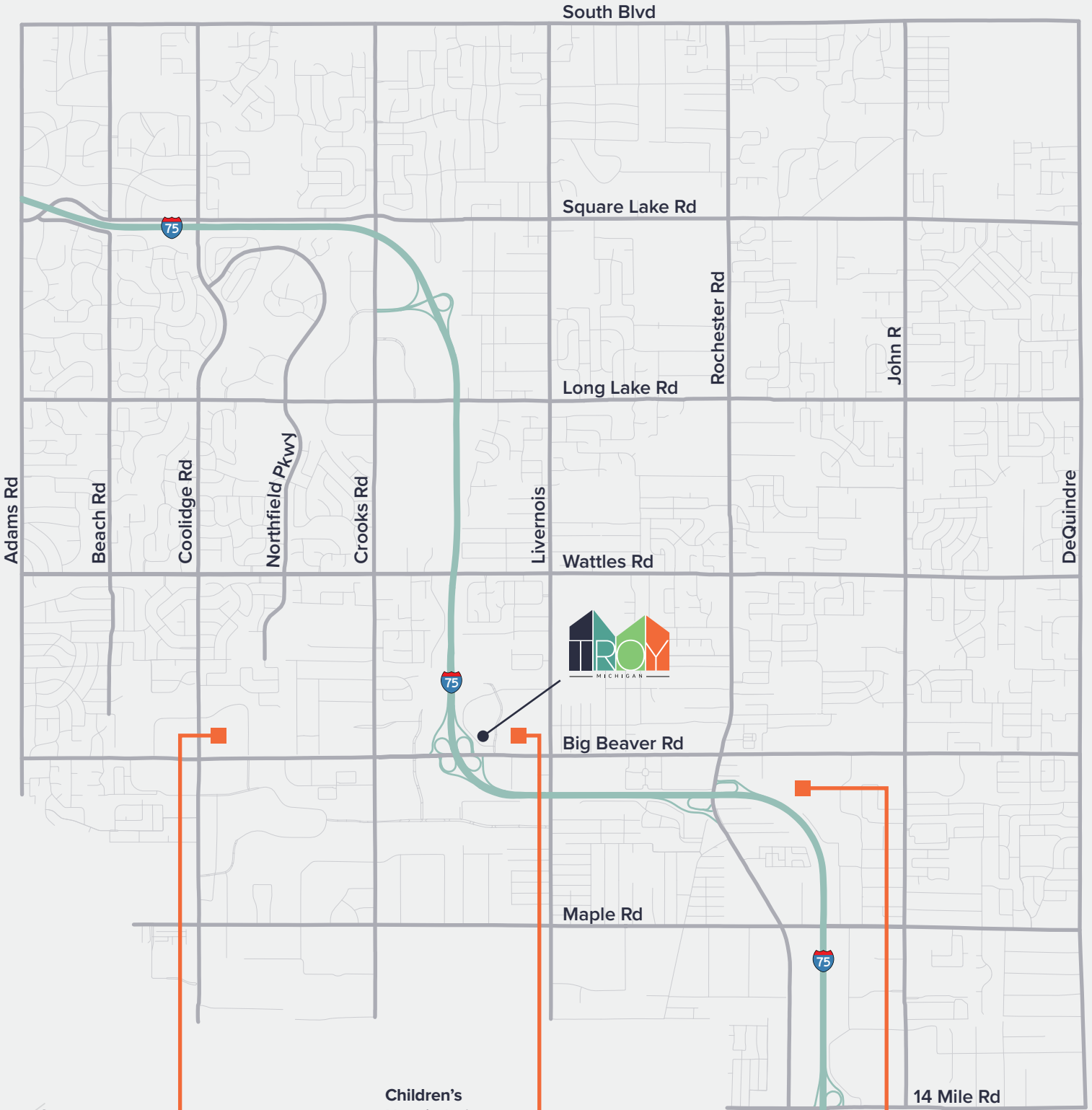
The 2020/21 Troy Economic Resource Guide was created and produced by Harbor House Publishers, Inc. for the City of Troy. The City of Troy and Harbor House Publishers, Inc. cannot guarantee the accuracy of the information presented here, or be held accountable for any omissions or errors. Please report any changes to the City of Troy for inclusion in subsequent editions. Thank you.

To advertise in the next edition of the Troy Economic Resource Guide go to www.harborhouse.com/troyeconomicguide. ISBN 1-58241-760-1

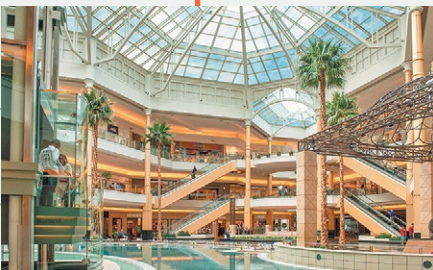
© 2020 Harbor House Publishers, Inc., Boyne City, Michigan. All rights reserved. No portion may be reproduced without written permission of the publisher. Printed in Michigan with vegetable-based inks on recycled paper.

HARBOR HOUSE PUBLISHERS
CUSTOM | PRINT | DIGITAL
221 Water Street • Boyne City, MI 49712
800.491.1760 • FAX: 866.906.3392
www.harborhouse.com • harbor@harborhouse.com

MAP



Somerset Collection



Children's Hospital of Michigan



Automation Alley





GOOD COMPANY

Thousands of businesses find a home in Troy

TROY HAS WHAT IT TAKES TO GROW BUSINESSES — LOTS

of them. In fact, more than 6,600 businesses call Troy home. The City's location, workforce, strong business community and efficient government make it a magnet for businesses ranging from startups to Fortune 500 companies.

In 2019, Troy was named a "Five Star Community" by the University of Michigan-Dearborn's eCities Initiative for attracting and retaining entrepreneurial companies. NerdWallet ranked Troy No. 4 on its list of "Best Small Cities in the U.S. to Start a Business."

The largest city in Oakland County, Troy is just 20 minutes from Detroit and offers efficient access to major highways, railyards, airports, and seaports. The network of intermodal options makes it easy to meet with clients, import materials and export finished products.

There's more.

Diversity and Education

About 27 percent of Troy's residents are foreign-born—with 31 percent of the population speaking a language other than English at home. Nearly 60 percent of residents have at least a bachelor's degree, with more than 28 percent having earned a graduate or other professional degree.

Space and resources

Troy has more than 40 million square feet of retail, office and industrial space. The City is a hot spot for high-tech manufacturing, research and development, including Automation Alley, Michigan's largest nonprofit technology business association.

Government and growth

Troy's low tax rates, fast and fair development

practices and flexible zoning create a business- and investment-friendly environment.

Accessing Troy

Troy enjoys easy access to I-75, I-696 and M-59. The City is just 20 minutes from Detroit, and less than an hour to three airports—Detroit's Metropolitan Wayne County Airport (DTW), Flint's Bishop International Airport (FNT), and Oakland County International Airport (OCIA). The Port of Detroit, the largest seaport in the state, is 30 minutes away, while Michigan's only port on Lake Erie, the Port of Monroe, is just an hour to the south via I-75.

The City is serviced by the SMART regional public transportation system, including the SMART FAST bus, which provides regional access to more than 67,000 businesses and 850,000 jobs. More than 9 million people use SMART's reliable service—buses are on time nearly 90 percent of the time—to travel to work, school, services, shopping and more. SMART offers transit programs and tax benefits for businesses and their employees, including Get A Job, Get A Ride! which provides new employees with a complimentary 31-day pass for Fixed Route service. The Transit Benefit Program allows employees to designate pre-tax dollars toward monthly mass transit commute costs. The Troy Transit Center serves as a hub for SMART buses, as well as Amtrak trains. ▲

TROY IS:

Entrepreneurial – Troy has received top rankings for attracting and retaining entrepreneurial firms in a study by the University of Michigan-Dearborn School of Management for the 10th straight year.

Livable – Smart Asset ranked Troy the 16th most livable small city in the U.S. based on cost of living, quality of life and availability of economic opportunity.

Prosperous – NerdWallet named Troy the 6th wealthiest city (65,000-plus population) in the Midwest region in 2016 and the 4th best small city in the U.S. to start a business.

Trustworthy – Troy has a AAA bond rating from Standard & Poors and, for 22 consecutive years, the City of Troy has received the certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association Awards for Comprehensive Annual Financial Report.



LEARN MORE

For more information on amenities that improve work and play, turn to the Lifestyle section on page 11.

TROY BY THE NUMBERS

TROY IS THE LARGEST CITY IN OAKLAND COUNTY AND THE 4TH LARGEST CITY IN THE STATE BASED ON TOTAL PROPERTY VALUE.



PEOPLE

Population	85,584
Population per square mile	2,457
Daytime population	172,188
Jobs	129,642
Mean travel time to work	25.5 minutes
Unemployment Rate	4%

Source: The City of Troy Assessing Department, U.S. Census Bureau, SEMCOG



HOUSEHOLDS

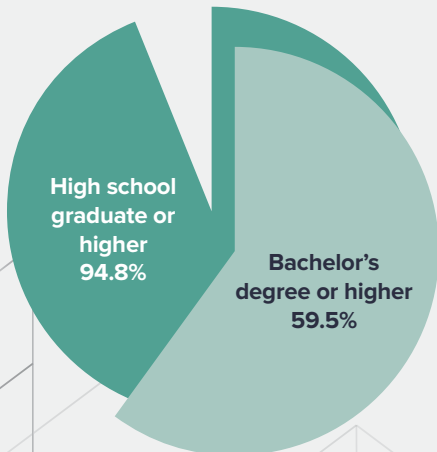
Households	31,520
Housing units	33,502
Persons per household	2.63
Households with a computer	94%
Households with broadband	90%

Source: U.S. Census Bureau



EDUCATION

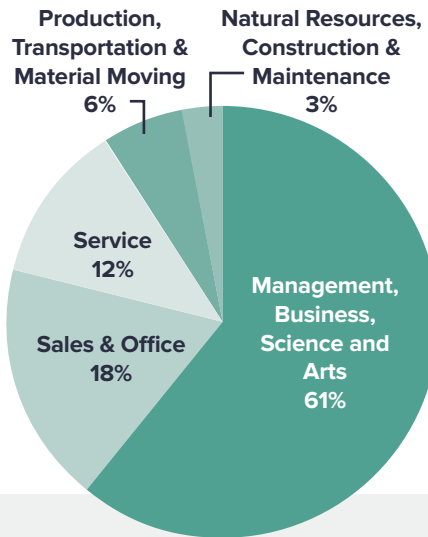
Source: U.S. Census Bureau



OCCUPATIONS

(Employed Residents, 16+ Years)

Source: U.S. Census Bureau



INCOME/COSTS

Median Household Income	\$93,017
Per Capita Income	\$43,640
Median Monthly Housing Cost	\$1,243
2019 Millage Rate	10.2437
2019 Total Assessed Value	\$6,532,395,150
Average selling price of a single-family home	\$357,888
Average selling price of a condo	\$249,913
Median monthly owner costs with mortgage	\$1,802
Median monthly owner costs without mortgage	\$664
Median gross rent	\$1,100

Source: The City of Troy Assessing Department, U.S. Census Bureau



SPACE

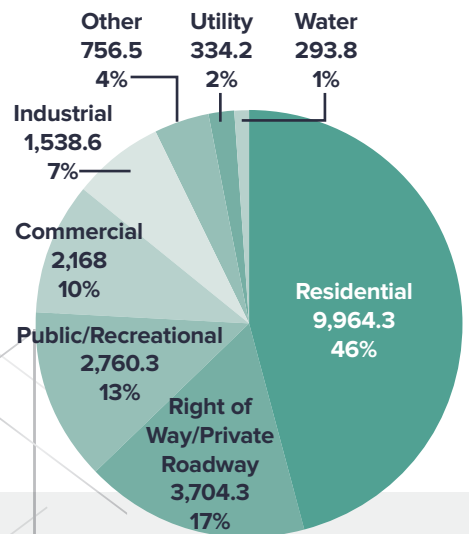
Land Area	34.3 square miles
Acres of Parks/Recreational Facilities	900 acres
Retail Space	7 million square feet
Office Space	17 million square feet
Manufacturing/Engineering space	14 million square feet



LAND USE

in Acres

Source: The City of Troy Planning Department



GLOBAL REPUTATION

Business success provides momentum for those who join



LOCATION. LOCATION. LOCATION.

The City of Troy is in southern Oakland County, between Pontiac and Royal Oak. Centrally located in Metro Detroit, Troy is close to many Midwestern and international markets.

Distance to Major Markets (in miles)	
Downtown Detroit	20
Windsor, Ontario	21
Flint	49
Ann Arbor	53
Toledo, Ohio	77
Lansing	90
Grand Rapids	158
Cleveland, Ohio	188
Toronto, Ontario	238
Chicago, Illinois	293



SEASONS OF CHANGE

With four distinct seasons, Troy offers residents and visitors a variety of recreational opportunities.

January Average Low	12°F/-11°C
January Average High.	27°F/-3°C
July Average Low	58°F/14°C
July Average High	81°F/27°C
Annual Average Rainfall	30 in/76 cm
Average Annual Snowfall	32 in/81 cm
Growing Season	163 days

IN TROY, SUCCESS BREEDS SUCCESS.

Years of building momentum is propelling new businesses to take root and grow faster. A major center for engineering, automotive research and development, advanced manufacturing, financial services and healthcare, the City of Troy offers a cluster of benefits to any type of company.

“Troy has a global reputation as a major engineering and R&D center, particularly for the automotive industry. We want to build upon that reputation by attracting global companies related to these sectors,” said Glenn Lapin, City of Troy Economic Development Specialist.

Troy is Michigan’s premier address for business, retail and commerce, with more than 200 foreign companies stationed in Troy. Its 6,637 businesses employ 129,642 people. Those companies find Troy an ideal location with a low tax rate, excellent city services and welcoming business environment.

Leading technologies being developed by Troy companies include autonomous and connected vehicle technologies, instrumentation panel technology, visualization and optical interface technologies. These technologies will transform mobility and how people interact with vehicles.

The City of Troy leads business development by understanding the two-way nature of investing. The City invests time and resources into assisting companies in their growth, an approach called Economic Gardening, and the companies invest in their facilities, staff and the companies with which they do business.

Recently, a number of prominent companies and development projects have joined the Troy network, including:

- Wellmei, a Chinese plastic molding company, which opened its North

American headquarters and manufacturing facility (35 jobs) on Ring Drive.

- Health Alliance Plan opened a major healthcare administrative office facility (1,100 jobs) on East Maple Road.
- Aptiv, a global leader in smart mobility technology, opened its new Tech Center in Troy, employing 500 people.
- Troy City Center on West Big Beaver Road includes a renovated office tower, new retail, restaurants and parking structure. The new upscale apartments will provide attractive housing in the heart of Troy.
- Several new hotels, restaurants and retail developments have been completed and are anticipated in the coming year.

To aid in continued business development, the City of Troy staff works with companies and public and private sector partners to connect companies with quality business resources. These include incentives and assistance programs. (See the related list of incentive and assistance programs on page 8.) ▲





PARTNERING WITH COMPANIES

City of Troy helps businesses take advantage of incentives and assistance programs

WHEN LOOKING FOR HELP WITH RELOCATING, STARTING A NEW BUSINESS OR EXPANDING, the City of Troy offers a wide range of innovative services and best practices to create the right environment for investment.

"Incentives make a location more competitive during the site-selection process and offset some of the costs associated with significant investment and job-creation projects," said Dex Battista, Magna International Senior Manager of Government Affairs.

The City of Troy's business assistance programs include:

- **Industrial Facilities Tax Exemption Program** – Provides for a limited abatement of local personal and real property tax based on investment and jobs generated. The State of Michigan is phasing out the

Personal Property Tax for some commercial and industrial property and eligible manufacturing personal property.

- **Troy Brownfield Redevelopment Authority** – Encourages redevelopment of environmentally contaminated property by providing tax increment financing for the reimbursement of eligible expenditures and a revolving loan fund.
- **Troy Local Development Financing Authority** – Supports local development in the designated SmartZone through tax increment financing.

- **Troy Downtown Development Authority** – Engages in long-range planning to sustain long-term economic viability for Troy's premier office and retail corridor—Big Beaver Road from west of Coolidge to Rochester Road. The Quality Development Initiative encourages higher densities and mixed-use development in the DDA district by providing tax increment revenues to support the construction of public facilities, such as parking structures and underground detention, in approved private developments.

Creating value... in all we do

We give back because it honors our core values. With over 6,600 employees in 22 locations worldwide, SRG Global® aims to create value for society and is taking steps today to ensure we have a positive impact on our local communities.

To learn more about SRG Global, visit www.srgglobal.com



Beyond the finish™



WORLD HEADQUARTERS | 800 Stephenson Highway, Troy MI 48083 | +1 248.509.1100 | www.srgglobal.com

**TROY'S OUTSTANDING PARTNERS
PROVIDE VALUABLE BUSINESS
DEVELOPMENT ASSISTANCE:**

Troy Chamber of Commerce
www.troychamber.com/

Oakland County Economic Development
[www.oakgov.com/advantageoakland/
Pages/default.aspx](http://www.oakgov.com/advantageoakland/Pages/default.aspx)

**Michigan Economic Development
Corporation**
www.michiganbusiness.org/

BUSINESS DEVELOPMENT

GLOBAL OUTLOOK, REGIONAL FOCUS

*Automation Alley helps build fast-paced,
technology-based businesses*

TROY IS HOME TO AUTOMATION

Alley, Michigan's largest technology business association driving growth in Southeast Michigan's economy.

Located in the hub of automotive research and development, Automation Alley is a key player in Michigan being deemed the comeback state.

"Michigan is home to a hotbed of tech talent, a growing number of innovative companies and, what makes our area so unique is that we are not only home to the thinkers, but also the makers," said Tom Kelly, Automation Alley Executive Director. "This unique combination of brains and muscles is what sets us apart from places like Silicon Valley, and what will ultimately help drive us forward during a time of great technological change—known as Industry 4.0"

Eight hundred members strong, in Troy and throughout Southeast Michigan, Automation Alley is advancing, launching new initiatives to position the state as a global leader in Industry 4.0. The initiatives include:

- **MI Smart Factory Tour** – The program provides university students from across the country access to Michigan's most technologically advanced smart factories.
- **Industry 4.0 Supplier Reboot** – The full-day, customizable workshop is tailored to fit a company's needs and is created to strengthen the supply chain through practical, implementable recommendations focused on Industry 4.0 best practices.
- **AMHUB** – This new partnership between Automation Alley and the World Economic Forum, AMHUB, connects Michigan with the Switzerland-based international organization for public-private cooperation that engages the foremost political, business and other leaders of society to shape global, regional and industry agendas.
- **Integr8** – This event is a cross-discipline global conference focused on the eight core smart technologies of the Fourth Industrial Revolution: Internet of Things (IoT), Big Data, Robotics, Artificial Intelligence, The Cloud, Cybersecurity, Additive Manufacturing and Advanced Materials and Modeling, Simulation, Visualization and Immersion. Countries represented at Integr8 include Canada, France, Germany, Switzerland, Italy, Greece, Malaysia, China, and Japan.

Automation Alley aims to increase economic growth in Southeast Michigan through a collaborative culture that focuses on workforce and business initiatives. It combines areas of research, including manufacturing, technology, engineering, production and marketing to help local business leaders create new opportunities within the community. ▲

MAJOR EMPLOYERS

Altair
Bank of America
Beaumont Hospital – Troy
Caretech
Delphi/Aptiv
Flagstar Bank
Health Alliance Plan
Inteva
Kelly Services
Macy's
Magna
Mahle
Meritor
Molina
North American Bancard
The Suburban Collection
Troy School District
Tyler Technologies

- **Property Assessed Clean Energy (PACE) Financing** – Offers long-term financing for commercial property owners to help pay for energy efficiency, water efficiency and renewable energy upgrades. Property owners may receive 100 percent pre-funding for energy saving upgrades on their facilities.
- **Fast, Fair and Predictable Building Services** – Issues building permits within one to 10 days for commercial projects and one to five days for residential projects on average. Services have a customer satisfaction rating of 98 percent.
- **Flexible and Efficient Planning & Development Services** – Offers market responsive flexibility through a state-of-the-art zoning ordinance to expedite projects from concept to completion. Innovative planning tools, such as the Sustainable Development Project, are used to encourage development and redevelopment by minimizing adverse impacts on the natural and built environment. Projects can provide sustainable measures in exchange for regulatory flexibility.
- **Pre-Development Departmental Assistance Meetings** – Provides complimentary meetings to review preliminary plans and identify critical issues. Meetings are attended by relevant City departments, including Planning, Economic & Community Development, Engineering, Building Services, Fire, Public Works and others as needed.
- **Marketing Assistance** – Assists new and growing Troy companies with marketing to promote the Troy location, arrange grand opening/ribbon cutting ceremonies and outreach to local media.
- **Venues for Company Training Programs/Job Fairs** – Make available outstanding public meeting rooms and facilities for training and recruitment needs. The City of Troy also partners with organizations, such as Automation Alley, to provide quality venue space to meet company needs.
- **Troy Recreation** – Provide access to the City's Community Center, Aquatic Center and park facilities for employees of Troy companies at reduced rates.
- **Customized Assistance** – Provides assistance based upon individual needs. ▲

For further information on business development services, please contact Glenn Lapin, Troy's Economic Development Specialist, at 248.524.3314 or g.lapin@troymi.gov.

For more information, connect with the staff at info@automationalley.com, 800.427.5100 or visit www.automationalley.com.

LEAPING FORWARD

Gymnastics business diversifies active living options for kids

WHAT BEGAN AS A CASUAL comment about opening a local gym has grown into four locations—in the heart of Troy—where 3,000 kids recreate each week. The idea came as Julie Buechner drove her daughters out of town for their classes.

Today, 13 years later, the Buechner's operate four gyms with expansion ongoing. With double-digit growth annually, they have turned warehouses into modern gymnastics centers filled with equipment and safety gear. In 2018, the largest indoor ropes course in the Midwest was added. It includes four zip lines, rappelling, rock walls and more. Now there are plans to add a pool and swim school.

Troy Gymnastics hosts classes, camps, parties, a preschool and daycare and specialized Ninja training. The athletes found here span the age spectrum—and all are welcome.

"It's about every type of kid," Toby Buechner said. "We have a bigger purpose in life than to work really hard. We invest in the kids as people."

The young athletes learn life skills at the gym. When they fall off the balance beam, they get back on. When they think they've reached their limit, they reach for new levels.

In addition to changing individual lives, Troy Gymnastics is helping build the economy. It employs 160 people and offers 340 classes



weekly. Hosting nearly 600 parties a year, the company is Jet's Pizza's biggest customer.

Toby estimates the company has spent \$35 million in Southeast Michigan in staff, utilities, equipment, taxes and charitable giving. And with a \$2 million renovation occurring, there's no end in sight for the benefits the people and businesses of Troy will see because of a casual idea spoken out loud. ▲

CHALLENGING STATUS QUO

Magna partners with employees and Troy entrepreneurs to innovate



"IT'S THE PEOPLE OF MAGNA who drive the company's success," said Dex Battista, Magna International of America's Senior Manager of Government Affairs. Troy has been the auto manufacturer's U.S. headquarters for 20 years. It chose the City for

its easy access to I-75 and other major roads, proximity to several major customers and suppliers, and some of the region's top talent.

With 1,200 employees working at three locations in Troy, the company remains involved in the talent pipeline by working with area educational institutions to develop curriculum, establish training standards and programs to equip future staff.

While Magna is an international company, it embraces an entrepreneurial culture that empowers its employees to do their best work, propelling the company forward. Creativity is rewarded. Rather than restrict employees by a job description, they are given the freedom to innovate and explore.

As an example, Magna expands its interests in innovation to start-up companies with mobility solutions. The "open for business" mentality has led to Magna evaluating more than 2,400 startups and an investment portfolio of 18 new partnerships, including the company's

high-definition iCON RADAR™ which is advancing reliable autonomous driving.

The partnerships show how doing business in Troy benefits individual businesses through an extensive network of specialties, knowledge and industry sectors.

"The automotive industry and the world continue to change at an astounding pace," Battista said. "As part of Magna, we all have an opportunity to engage with these changing times and embrace our culture of innovation, challenge the status quo and never stop looking for new ways to solve problems. Our culture includes learning from other industries such as medical and aerospace, and collaborating with universities, agencies and other auto companies."

Whether in expanding the company, growing other local businesses or getting involved in programs that help the community, Magna International serves as an example of how to thrive while giving back. ▲

SPECIALIZED ADVOCACY

Government that works

THE CITY OF TROY

operates under a council-manager system of government, combining the political leadership of elected officials with the managerial experience of an appointed local government manager. The seven-member City Council is the governing body.

Excellent government has helped Troy maintain one of the lowest tax rates in Southeast Michigan. The City enjoys a AAA bond rating from Standard & Poors and an AA+ rating from Fitch, making it one of the four highest-rated municipalities in Michigan. And, for the 22nd consecutive year, the City received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association Awards for Comprehensive Annual Financial Report. The City's Popular Annual Financial Report has received the award for 20 consecutive years.

Troy's flexible zoning ordinance creates a business-friendly environment for investment. Those seeking building permits, inspections and assistance within the City get a helping hand from SAFEbuilt, Troy's building services

provider. The company has been given a 98 percent satisfaction rating by those who utilize its services.

Skilled public services

The Troy Police Department is a full-service agency of 108 sworn officers and 81 civilian personnel. The department practices a collaborative approach frequently called community policing. The Community Services Section is the primary police resource for special events such as block parties, marches, parades, runs and walkathons. It also provides community programs on a wide variety of safety-related topics for any community group or business, as well as crime prevention services.

The Troy Fire Department comprises six fire stations strategically located throughout the City. Trained and certified by the State of Michigan, firefighters are on-call 24 hours a day to respond to fires, rescues and other emergencies.

The Fire Department is staffed by 180 volunteer members and 11 uniformed career staff members. This combination of volunteer and career staff operates at one-half to one-third the cost of many career departments of comparable or smaller size, saving the City of Troy approximately \$10 to \$12 million annually.

Online business assistance

To better gauge your fit in Troy, check out the Troy Business & Investment Assistant. This informative tool provides easy access to valuable resources, including Business Tips, Economic & Demographic Indicators, Interactive Maps and Partner Connections. troy.mi.gov/departments/economic_development/index.php. ▲



EXCEPTIONAL COMFORTS

Businesses, families discover all Troy has to offer

WHAT MAKES SMARTASSET NAME TROY

one of the "Most Livable Small Cities in the U.S.?" Cost of living, quality of life and availability of economic opportunity top the list. Troy residents enjoy a healthy housing market, top-tier shopping and dining, and world-class recreational amenities—all in one of the safest cities in Michigan.

Little wonder Troy was No. 4 on WalletHub's list of "Best Places to Raise a Family in Michigan."

Relax. Play. Shop. Indoor or outdoor. Troy is stocked with the kind of recreation which feeds the soul—regardless of age or interests.

Shopping therapy

Somerset Collection is one of the country's premier upscale shopping destinations. The nearly 1.5 million-square-foot mall features more than 180 stores and restaurants, including anchors Saks Fifth Avenue, Nordstrom, Neiman Marcus and Macy's. And with more than 7 million square feet of retail space across the City—from small boutiques to big box outlets—Troy shoppers are just minutes from the finest shopping options.

Oakland Mall is a super-regional shopping center in Troy with a family friendly atmosphere and a wide variety of stores. Anchors include Macy's, JCPenney, At Home, and Dick's Sporting Goods.

Year-round play

A hotbed for fun, the City maintains more than 900 acres of indoor and outdoor play space. There are 20 parks and modern recreational facilities. The 127,000-square-foot Troy Community Center includes the indoor space of a fitness center, two gyms and indoor aquatics area. Outside offers walking paths, a skate park and shuffleboard courts.

The Troy Family Aquatic Center features a zero-depth edge main pool, tube and body slides, kiddie area, sand volleyball and more. The 100-acre Stage Nature Center provides a quiet retreat with an interpretive building and 1.5 miles of trails.

Sanctuary Lake and Sylvan Glen, the City's two public golf courses, feature 36 holes of golf, practice facilities, full-service pro shops and dining. The City of Troy offers a Farmers Market on the Civic Center site, June through September.

With these options and more, Troy is the right place for your business and the right place for your family. ▲

DISCOVER MORE

For more information on Troy's quality of life and recreational resources, visit www.troymi.gov.



EDUCATING FOR EXCELLENCE

Troy offers world-class resources for students of all ages

THE TROY SCHOOL DISTRICT IS ONE OF the highest ranked districts in the state and the country. The district received a perfect rating from the educational nonprofit GreatSchools and is one of only four school districts in Metro Detroit to receive an A+ rating from the *Detroit News*.

Every Troy School District school is a Michigan Exemplary Blue Ribbon School, and the district has 11 National Exemplary Blue Ribbon Schools. It has been named Best Community for Music Education every year since the program's inception in 2006 and was awarded a Multi-year District AP (Advanced Placement) Equity & Excellence Award. In addition, the entire Troy School District has achieved North Central Accreditation.

"Our community is committed to providing the best resources available to prepare our students for their future," said Dr. Richard Machesky, Superintendent of Schools. "The quality of the school district is complemented by a vibrant business community and our proximity to recreational and cultural opportunities. Troy is the ideal community in which to raise a family."

Taking it higher

Troy residents enjoy a variety of options for pursuing advanced degrees and technical training close to home. Several colleges and technical schools have campuses in Troy, including Central Michigan University, Michigan State University, Northwood University and Walsh College. Nearly 60 percent of the City's population have at least a bachelor's degree and 28 percent have earned a graduate or professional degree. ▲

OUTSTANDING CARE

Troy residents benefit from access to quality caregivers

TROY RESIDENTS

and businesses have nearby access to expert healthcare, including Troy Beaumont, Henry Ford Medical Center and DMC Children's Hospital of Michigan-Troy.

In the *U.S. News & World Report* 2019-2020 national and regional Best Hospitals rankings and ratings released in July, 2019, Troy Beaumont ranked third in Michigan, third in Metro Detroit and was nationally ranked in four medical specialties, earning high-performing rankings in six medical specialties.

Troy Beaumont is nationally ranked in four medical specialties based on objective measures for 2019-20:

Cardiology & Heart Surgery #38
Diabetes & Endocrinology #26
Ear, Nose & Throat #46
Neurology & Neurosurgery #46

Troy Beaumont also earned high-performing rankings in six medical specialties: Gastroenterology & GI Surgery; Geriatrics; Nephrology; Orthopedics; Pulmonology and Urology.

The Troy Beaumont facility employs 6,200 people, including 1,447 physicians. Specialty services are available in orthopedics, oncology, inpatient rehabilitation, and women's and children's services. The 20,000-square-foot Frances & Dominic Mocerri Learning Center—a state-of-the-art medical training facility—opened at Troy Beaumont in 2016.

Troy Beaumont also participates in many community outreach initiatives and events, such as the Living Well series, Palliative Care Forums and Project SEARCH, a vocational program for students with special needs, as well as the popular "7 for \$70" heart and vascular screening program.

Nationally recognized outpatient services

Henry Ford Health System, founded in 1915 by the auto magnate, is now one of the country's leading healthcare providers, employing more than 30,000 people across the region. The Henry Ford Medical Center in Troy offers outpatient services including dermatology, family practice, neurology, eye care, pediatrics and internal medicine. Pharmacy and radiology services are provided onsite.

DMC Children's Hospital of Michigan operates a modern out-patient facility in Troy. The three-story, 63,000-square-foot medical center has the state's first freestanding pediatric emergency department, as well as a pediatric surgery center, sleep lab and subspecialty clinics.

According to the 2019-20 *U.S. News & World Report* list of "Best Children's Hospitals," DMC Children's Hospital of Michigan is ranked among the best in the country in five pediatric specialties—urology, nephrology, gastroenterology & GI surgery, neurology/neurosurgery and orthopedics. ▲

G M H

GIARMARCO, MULLINS & HORTON, P.C.
ATTORNEYS & COUNSELORS AT LAW

40 YEARS EXPERIENCE
36 PRACTICE AREAS
60 ATTORNEYS

A trusted, full-service Michigan law firm offering our clients representation in over 36 legal practice areas, Giarmarco, Mullins & Horton provides experience, compassion, and results. We're here to handle any legal issue or question you may have, be it large or small.

TENTH FLOOR COLUMBIA CENTER | 101 WEST BIG BEAVER ROAD | TROY, MI 48084-5280

CONTACT@GMHLAW.COM | WWW.GMHLAW.COM | 248.457.7000

HONORS

FORTUNE
TOP LAW FIRMS

CRAIN'S
DETROIT BUSINESS
COOL PLACES TO WORK

Detroit Free Press
TOP WORK PLACES

Martindale-Hubbell®
PEER REVIEWED

U.S. News & World Report
DETROIT'S PREMIER BUSINESS JOURNAL
"BEST LAW FIRMS" TOP LAWYERS

Leading Lawyers™

Global Businesses Love Troy!



Troy is home to a vibrant and diverse international community that welcomes businesses from all over the world.

Troy is the proud home to more than 200 foreign-based companies. The range and quality of automotive, R & D, and technological infrastructure in this area is second to none.

Companies large and small, in a variety of industries find that Troy offers an ideal location, unsurpassed City services and a welcoming business environment. Our top ranked schools, low property tax rates, and world class shopping and restaurant options help to provide an outstanding quality of life for both businesses and residents alike.

Join global companies like Magna, Toyoda Gosei, NS International, LG Chem Power, and many others here to discover what Troy can offer your business.

The welcome mat is out!

Contact City of Troy's
Economic Development Specialist Glenn Lapin

248.524.3314 | g.lapin@troymi.gov

