

# TROY

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Michigan's  
Premier Address  
for Business,  
Retail & Commerce



AN ECONOMIC RESOURCE GUIDE

Creating An Environment  
for Investment



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# TROY *Welcome*

## MICHIGAN

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Troy, Michigan  
An Economic Resource Guide

Sponsored by  
The City of Troy



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*Troy, Michigan photography for this guide is courtesy of The City of Troy*

*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 the “Safest City in Michigan,” offering an A+ rated school system, having one of the lowest tax rates in Oakland County, and providing outstanding City services. As one of Detroit’s northern suburbs, Troy is home to 6,000 flourishing businesses — including some of the most advanced technology companies in the world — that employ 125,000 people.*

*Troy’s unique location in the heart of Oakland County, only 20 minutes from Detroit with access to I-75, I-696 and M-59, 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 seven million square feet of retail space, 21 million square feet of office and engineering space and 16 million square feet of manufacturing 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, southeast Michigan’s world-renowned technology cluster, Troy is at the center of global automotive technology and manufacturing and 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, new and flexible Zoning Ordinance and customer-driven Building 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 we look forward to working with you.*

Sincerely,

**MARK MILLER**  
Director of Economic  
& Community Development

**GLENN LAPIN**  
Economic Development  
Specialist

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# TROY

MICHIGAN

## By the Numbers

- Land area:** 34.3 square miles
- Acres of park/city owned land:** 900 acres
- Retail:** 7 million square feet
- Office/Engineering:** 21 million square feet
- Manufacturing:** 16 million square feet
- Median Household Income:** \$89,061
- Average Housing Cost:** \$240,723
- City Tax Rate (2012):** 10.48
- Total Assessed Property Value (2012):** \$4,410,108,900
- Population:** 80,980

## Major Employers

- Altair Engineering
- Bank of America
- Beaumont
  - Troy Hospital
- Behr America
- Caretech Solutions
- Delphi
- Flagstar Bank
- Huntington Bank
- Kelly Services
- Macy's
- Magna International
- Meritor
- PNC Bank
- Troy School District
- The Suburban Collection
- Valeo



## Climate

The City of Troy enjoys four distinct seasons. Snowy winters and warm, sunny summers offer residents and visitors alike a variety of recreational choices.

*Median Temperature:*  
**January 26.2°F July 73.6°F**

## Distance to Major Markets (in miles)

Ann Arbor .....	51
Chicago, Ill. ....	296
Cleveland, Ohio.....	190
Detroit Metro Airport.....	35
Downtown Detroit .....	23
Flint .....	47
Grand Rapids.....	146
Lansing.....	80
Minneapolis, Minn. ....	702
Pittsburgh, Pa. ....	306
Toronto, Ontario .....	233
Windsor, Ontario .....	24

## Public School Enrollment

Avondale .....	3,902
Birmingham .....	8,129
Bloomfield Hills .....	5,911
Lamphere .....	2,531
Royal Oak .....	5,663
Troy .....	12,179

FACTS AT A GLANCE



## Significant Awards

- Troy continues to maintain its AAA bond rating from Standard & Poor's.
- For the 14<sup>th</sup> straight year, the City of Troy received the Certificate of Achievement for Excellence in Financial Reporting for its Comprehensive Annual Financial Report and its Popular Annual Financial Report.
- Troy received top rankings for attracting and retaining entrepreneurial companies for the 5<sup>th</sup> straight year from the University of Michigan-Dearborn eCities 2011 Report.
- Morgan Quitno Press named Troy the safest city in Michigan and 19<sup>th</sup> safest in the nation for cities with a population of 75,000 and above.
- The City of Troy Public Works Department Fleet Division was named one of the top 20 fleets in North America for the past five years and met the Blue Seal of Excellence Recognition Program standards established by the ASE (only municipality in Michigan that is a current member of the Blue Seal Recognition Program).



# TROY

MICHIGAN





## MAKING A DIFFERENCE IN THE INDUSTRY AND THE COMMUNITY

Seco Tools is a global organization, a world leader in metalworking technologies providing solutions for milling, turning, holmaking, and toolholding. These products and processes are focused on today's challenging applications in industries such as aerospace, medical, motorized vehicles, energy and general engineering.

Our company is committed to meeting customers' increasing demands for productivity, quality and cost effectiveness.

Seco maintains a high standard for the environment and carbide recycling, and is proud to have been a Michigan based company for over seventy-five years.



**SECO**

[www.secotools.com/us](http://www.secotools.com/us)



# Automati lley<sup>®</sup>

## Get to know your home team.

Some of the world's finest technology is being developed ... right in your hometown.

Automation Alley has spent the past 12 years driving innovation through the growth of small businesses.

And after bringing hundreds of jobs and millions of dollars in funding to the companies in the region, we're proud to say that it all starts here, in the City of Troy.

## Get to know Automation Alley.

Automation Alley is Michigan's largest technology business association, serving companies in the City of Detroit and the surrounding eight-county region.

Learn how you can get involved by visiting [www.automationalley.com](http://www.automationalley.com) or call (800) 427-5100.



Altaire Engineering

## Focus on: Location

Searching for a top-notch business location with enviable demographics? Welcome to Troy!

Troy, Michigan, is a distinctive city with unique attributes that make it one of the most sought-after cities in southeast Michigan for businesses and residents alike. Troy's population of nearly 81,000 designates it as the largest city in Oakland County — and the 13th - largest city in all of Michigan.

Conveniently located in the heart of Oakland County, Troy businesses and residents have quick highway access to I-75, I-696 and M-59, making travel to and from the area convenient and trouble-free. The City is a mere 20 minutes from Detroit, 45 minutes from either Detroit's Metropolitan Airport (DTW) or Flint's Bishop International Airport (FNT), and fewer than 30 minutes from the Oakland County International Airport (OCIA) in Waterford.

While many cities and communities offer great residential or business advantages, Troy provides a unique combination of both. Residents and business owners enjoy attractive neighborhoods and impressive office buildings, top-rated schools and universities, prime shopping and ample employment opportunities.

A highly educated community, approximately 57 percent of Troy's population has earned a bachelor's degree or higher. This focus on education ensures a skilled workforce for diverse industries, including engineering, manufacturing, IT, medical and more.



Meritor

Talmer Bank, Meritor, Altaire Engineering, Kostal North America, Delphi, Behr America,

Magna International and AxelTech.

Troy is the city of choice for those in search of a great business location and dynamic demographics.

## Focus on: Business

Seeking the advantages of a strong business community? Troy delivers!

Some 6,000 businesses employing 125,000 people are proud to call Troy "home." When you combine the City's abundant job opportunities with the excellent quality-of-life advantages, it's no surprise that Troy is one of the nation's fastest-growing employment centers, drawing new and expanding businesses from near and far.

Home to 7 million square feet of retail space, 21 million square feet of office and engineering space, and 16 million square feet of manufacturing space, Troy's business environment is progressive and diverse with a mix of major corporations among smaller local businesses.

The City is home to several corporate and divisional headquarters including Flagstar Bank, Kelly Services, Bank of America, PNC Bank,

Located in the heart of Automation Alley, southeast Michigan's world-renowned technology business association, Troy is at the center of global automotive technology, R&D and manufacturing, and a major contributor to Michigan's ranking as one of the largest high-tech workforce employers in the country.

On the retail side of business, Troy's Somerset Collection is Michigan's premier upscale shopping destination featuring more than 180 stores and restaurants, and is anchored by Saks Fifth Avenue, Neiman Marcus, Nordstrom and Macy's.

## Focus on: Government

Looking for a city government that works hard for you? It's right here in Troy!

A 2012 millage rate of 10.48 gives Troy the distinction of having one of the lowest tax rates of any city in Oakland County. This, along with Troy's helpful business assistance programs that encourage economic

growth, are just two of the many reasons businesses are attracted to this dynamic City.

With more than 40 percent of the tax base derived from commercial/industrial properties, as well as a local government committed to protecting natural assets and strengthening the business sector, Troy is a city that can't help but prosper.

As a testament to Troy's commitment to a top-quality government, the city received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officers Association for a 14th consecutive year.

Troy Skate Park



Troy  
Community  
Center



## Focus on: Quality of Life

Seeking a city  
with quality-of-life  
advantages?

Take a look at Troy!



Troy is an ideal city for families in search of a great quality of life. With some of the highest-ranked schools in Michigan and the country, moderately priced homes, safe streets and low property taxes, it's easy to understand why Troy was named the best city to live in Michigan and 22nd best in the nation by *CNN Money Magazine* in 2008. Troy was also named the safest city in Michigan and ranked the 19th safest city in the nation (cities with a 75,000+ population).

The Troy School District is one of only four districts in Metro Detroit to receive an A+ rating from the *Detroit News* and one of only eight in Michigan to hold district-wide accreditation by the North Central Association. In addition, *Newsweek* named Troy Athens, Troy High School and the east campus of the International Academy among the top 4 percent of all U.S. high schools.

# MY IDEAL CITY THINKS GLOBALLY

A PLACE WHERE INNOVATORS AND NEW INDUSTRIES GROW together with uncommon support, guidance and financial incentives from business development experts. A place that connects me to an entire network of talent, an educated work force and 859 unique, foreign-owned businesses from 37 different countries. A place where opportunity goes by names like Automation Alley and Medical Main Street. A place that gives me the chance to think bigger and catch dreams. Come discover a new name for opportunity in a city that's not just ideal, but real in Oakland County, Michigan.

Learn more about your Ideal City at [globaloakland.com](http://globaloakland.com)



Lori Blaker  
President and CEO  
TTi Global  
Rochester Hills, Mich.

Photo: Oakland County International Airport

Troy is also committed to higher education, with 13 universities and technical schools having campuses within the city.

When it comes to the great outdoors, Troy is dedicated to green space with 20 parks and recreational facilities consisting of more than 900 acres.

It's easy to get around in Troy, even for those without a personal automobile or who choose not to drive, thanks to the SMART regional public transportation system. SMART provides services to more than 75,000 businesses and 1.3 million jobs, making travel convenient and efficient.

Troy residents and businesses also have access to two highly regarded medical centers: Troy Beaumont Hospital, recently named one of the nation's *100 Top Hospitals* by Thomson Reuters, offers full inpatient and outpatient services, while Henry Ford Health System Medical Center provides such specialties as dermatology, family practice, neurology, eye care, pediatrics and internal medicine, among others.

*If quality of life is on your list of "must-haves" for living or working, Troy is your city.*



*Beaumont Hospital, Troy*

# TROY

MICHIGAN

## Growing Your Business in Troy

The City of Troy, in collaboration with our public- and private-sector partners, is focused on helping your business grow. Through an economic gardening approach, Troy's economic development staff assists our local companies by identifying specific business needs and providing the information, infrastructure and connectivity necessary to address those needs. By leveraging Troy's unique community assets, partnerships and available tools to promote business growth, the City is creating an environment for investment.



NBS

particularly those considered "second stage" (generally between 6 and 99 employees and with an annual revenue of \$750,000 to \$50 million). Through our partnership network, a wide range of assistance is provided to help Troy companies grow. Assistance is available in areas such as business development, market analysis, logistics, geographic information systems (GIS), financial management, human resources development, talent recruitment, supported employment, site selection, utility issues, building permits and inspections, planning, zoning and other areas.

Troy Michigan Business Connect looks forward to working with Troy businesses to help you grow.

### Troy's economic gardening initiative is called Troy Michigan Business Connect.

The program provides assistance to all growing Troy companies,

ECONOMIC DEVELOPMENT



Automation Alley





*Automation Alley Technology Park*

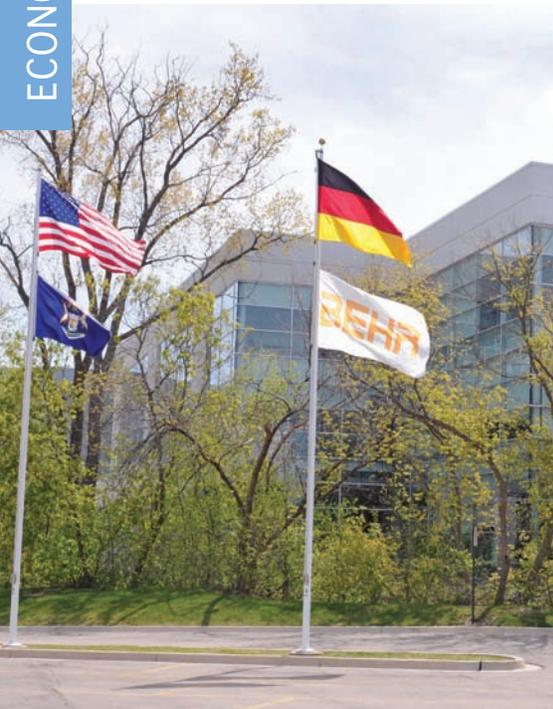
The Department advises organizations on available federal, state and local assistance tools including site location, tax incentives, financing, and work force and business development.

It also informs businesses about the procedures and steps required to obtain approvals for expansion or relocation projects, and provides assistance to businesses throughout the process. Troy is proud of its diverse business community, and the Economic & Community Development Department is available to assist all businesses — large and small — with their growth and expansion needs.

### Troy Planning Department

500 W. Big Beaver Rd.  
Troy, MI 48084  
248.524.3364  
Brent Savidant, Planning Director  
savidantb@troymi.gov  
[www.troymi.gov/Planning](http://www.troymi.gov/Planning)

The City's Planning Department promotes and maintains a clean, healthy and safe city through education, cooperation and enforcement of property maintenance, zoning, nuisance and rental inspection codes. Troy's newly adopted zoning ordinance — available at [www.troymi.gov/planning](http://www.troymi.gov/planning) — is user-friendly and flexible, and promotes an environment for investment in the City.



### Economic & Community Development Department

500 W. Big Beaver Rd.  
Troy, MI 48084  
Mark Miller, Director of Economic  
& Community Development  
MillerMF@troymi.gov  
Glenn Lapin, Economic Development Specialist  
g.lapin@troymi.gov  
248.524.3314  
[www.troymi.gov/economicdevelopment](http://www.troymi.gov/economicdevelopment)

Troy's Economic & Community Development Department serves as a resource to businesses looking to relocate to or expand within the City.

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**Troy Building Department (SAFEbuilt)**

500 W. Big Beaver Rd.  
Troy, MI 48084  
248.524.3344  
Steve Burns, SAFEbuilt Building Official  
s.burns@troymi.gov  
[www.troymi.gov/buildinginspection](http://www.troymi.gov/buildinginspection)

The Troy Building Department, a privately run operation, is a model of efficiency, effectiveness and quality — with building and development processes that are fast, fair and predictable. The City’s building-services provider, SAFEbuilt, has earned a 98-percent-satisfaction rating among Troy users seeking building permits, inspections and assistance. Builders, homeowners, business owners, design professionals and contractors alike have come to depend on a professional, positive experience when working with SAFEbuilt staff members.

**Troy Brownfield Redevelopment Authority**

500 W. Big Beaver Rd., Troy MI 48084  
248.524.3330  
[www.troymi.gov/BrownfieldRedevelopmentAuthority](http://www.troymi.gov/BrownfieldRedevelopmentAuthority)

The Brownfield Redevelopment authority encourages redevelopment of environmentally contaminated property by providing tax increment financing for the reimbursement of eligible cleanup and redevelopment costs.

**Troy Downtown Development Authority**

500 W. Big Beaver Rd., Troy MI 48084  
248.524.3330  
[www.troymi.gov/EconomicDevelopment/DDA.asp](http://www.troymi.gov/EconomicDevelopment/DDA.asp)

The Troy Downtown Development Authority (TDDA) 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 Highway to Rochester Road.

**Troy Local Development Financing Authority (LDFA)**

500 W. Big Beaver Rd., Troy, MI 48084  
248.524.3330  
[www.troymi.gov/LocalDevelopmentFinanceAuthority](http://www.troymi.gov/LocalDevelopmentFinanceAuthority)

The Local Development Finance Authority’s primary objectives are to encourage local development, to prevent conditions of unemployment, and to promote economic growth.

**Oakland County Planning & Economic Development Services**

2100 Pontiac Lake Rd., Bldg. 41 West  
Waterford, MI 48328  
248.858.0720  
[www.oakgov.com/globaloakland](http://www.oakgov.com/globaloakland)

**Michigan Economic Development Corporation (MEDC) - Pure Michigan Business Connect**

300 N. Washington Sq.  
Lansing, MI 48913  
888.522.0103  
[www.michiganadvantage.org/Business-Connect/](http://www.michiganadvantage.org/Business-Connect/)

**Michigan Small Business & Technology Development Center (MI-SBTDC)**

2100 Pontiac Lake Rd., Bldg. 41 West  
Waterford, MI 48238-0412  
616.331.7480  
[www.misbtadc.org/oaklandcounty](http://www.misbtadc.org/oaklandcounty)

**Automation Alley Technology Park**

2675 Bellingham, Troy, MI 48083  
248.457.3200  
Resource Center  
800.427.5100  
[www.automationalley.com](http://www.automationalley.com)

**Walsh Institute**

3838 Livernois Rd.  
P.O. Box 7006, Troy, MI 48007-7006  
248.823.1256  
[www.thewalshinstitute.com](http://www.thewalshinstitute.com)

**Troy Chamber of Commerce**

4555 Investment Dr. , Suite 300  
Troy, MI 48083  
248.641.8151  
[www.troychamber.com](http://www.troychamber.com)

**Troy Michigan Works!**

550 Stephenson Hwy., Suite 400  
Troy, MI 48083  
248.823.5116  
[www.troymichiganworks.com](http://www.troymichiganworks.com)

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# TROY

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The City of Troy is perfectly positioned from a transportation standpoint. Surrounded by major expressways with access to key international & regional airports, business & industry can move people & product throughout Michigan & the entire United States & Canada efficiently & with ease.

## Roads

Major expressways in and around Troy and Oakland County include I-75, I-96, I-275, I-696 and I-94. These major transportation arteries link the county and the City of Troy to all major Midwestern U.S. cities, as well as Canada.

### Detroit Metropolitan Wayne County Airport (DTW)

[www.metroairport.com](http://www.metroairport.com)

### Oakland County International Airport (OCIA)

[www.oakgov.com/aviation](http://www.oakgov.com/aviation)

### Bishop International Airport (FNT)

[www.bishopairport.org](http://www.bishopairport.org)

### Coleman A. Young International Airport (Formerly Detroit City Airport)

[www.ci.detroit.mi.us](http://www.ci.detroit.mi.us)

### Oakland/Troy Airport

[www.oakgov.com/aviation/ota](http://www.oakgov.com/aviation/ota)

### Troy Multi-Modal Transit Center

The Troy Multi-Modal Transit Facility will replace an inadequate Amtrak station with an ADA-compliant, safe and secure transportation center in the City of Troy. The facility will strengthen transit alternatives and provide greater mobility options through a centralized facility allowing user access to intercity passenger rail service,

regional bus routes, taxi services and the Troy-Oakland Airport.

The project includes a 2,000-square-foot building with a waiting area and public restrooms. The facility will provide linkages to groundside intermodal facilities via ADA-compliant sidewalks and a pedestrian bridge over the tracks to a new Amtrak platform on the west side of the tracks. Elevators and stairs will provide access to the pedestrian bridge. The new facility will also provide a bus-stop area sized to accommodate four full-size buses, a passenger drop-off and pick-up lane and a taxi waiting area. Parking for all modes of travel will be provided in an upgraded parking area on the Troy side.

## Bus Transportation

### SMART Bus

[www.smartbus.org](http://www.smartbus.org)

SMART is southeast Michigan's only regional public transportation provider, serving Macomb, Oakland



Big Beaver Road

and Wayne counties. SMART bus routes provide access to more than 75,000 businesses and 1.3 million jobs. The SMART bus system offers a variety of fixed-route and curb-to-curb service options and 57 bus routes and 6,000 bus stops.

### Troy Medi-Go Plus

[www.troymedigo.org](http://www.troymedigo.org)

Troy Medi-Go Plus is a non-profit organization dedicated to helping Troy senior citizens and adults with disabilities get to medical appointments and other important destinations.

248.457.1100

[troymedigo@smartbus.org](mailto:troymedigo@smartbus.org)

## HELLER MACHINE TOOLS.

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Swim, golf, shop & so much more! The City of Troy has a variety of recreational options that fit just about any lifestyle, from family-friendly to lone weekend-warrior activities or the tranquility of a museum or nature center.

With over 1.4 million square feet of distinctive dining and shopping experiences, **The Somerset Collection** is a regular destination for Troy residents and a must-see for visitors. Located in the City's Golden Corridor on Big Beaver Road, Somerset North and Somerset South are home to major anchor retailers including Macy's, Neiman Marcus, Nordstrom and Saks Fifth Avenue. Additional exclusive choices at Somerset include Cartier, Ralph Lauren, Gucci and Louis Vuitton, as well as a number of excellent restaurants.



**The Oakland Mall** is another huge retail-shopping destination in Troy. Major retailers at Oakland include Macy's, Sears and JCPenney, along with 140 other specialty shops that make for an abundant shopping experience.

If hitting the links is more your style than hitting the mall, the City of Troy operates two beautifully manicured golf courses. **Sanctuary Lake** offers one of the most unique golf experiences in all of Oakland County with a par-71 links-style setting and four sets of tees ranging from 4,750 to 6,555 yards. [www.golftroy.com](http://www.golftroy.com)

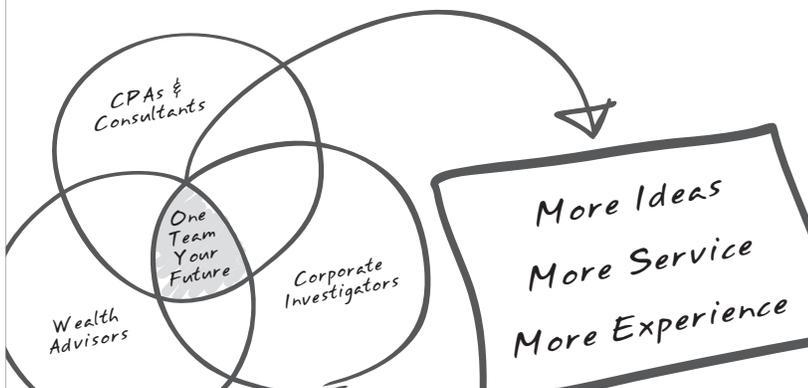
**Sylvan Glen Golf Course** is the second of the City's two courses. Established in 1922, Sylvan Glen is a traditional tree-lined golf course with four sets of tees perfect for both experienced golfers and beginners.

**The Troy Family Aquatic Center** is the perfect destination for a summer "stay-cation." Families can enjoy the main swimming pool with a zero-depth entrance (like a beach) and lap lanes, kids' spray pools with a waterfall, a water tree and pint-size water slide, tube slide and body slide, a sand-filled area with a playscape and toys, sand volleyball courts, deck and lounge chairs, food concessions and shaded patio.

Another place that offers recreation for the entire family is the **Troy Community Center**. The

## Are you looking for more?

We believe long-term success depends on working with people who care as much about your future as you do. So we offer a cross-functional team of professionals customized to provide just the services you need, only the services you need.



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2nd Floor  
Troy, MI 48084  
248.952.5000  
[www.rehmann.com](http://www.rehmann.com)

*The Somerset Collection, located on West Big Beaver Road, is a great shopping & dining destination.*



The charming **Troy Historic Village** ([www.troyhistoricvillage.org](http://www.troyhistoricvillage.org)) includes 10 historic buildings with 19<sup>th</sup> and 20<sup>th</sup> century originals where history lives offering year-round educational programs, summer camps, special events and lectures. The Village is also the perfect place to hold an intimate wedding and reception or perfect for business meetings and company retreats.

**Lloyd A. Stage Nature Center's** two miles of trails meander through 100 acres of land. Visitors can walk two miles of trails through meadow, forest, marsh and river areas. Additionally, the new asphalt pathway at the Nature Center now allows wheelchairs, walkers and strollers access to a trail that leads through the forest and over the Rouge River. The Troy Nature Society, ([www.troynaturesociety.org](http://www.troynaturesociety.org)) a non-profit organization, conducts nature education programs and activities year round for all ages.

127,000-square-foot, state-of-the-art complex includes a fitness room with 60 pieces of cardiovascular equipment, 25 circuit-training machines and free weights, an indoor aquatic facility, gymnasium, locker rooms, dance/aerobic studios, meeting rooms and banquet facilities, teen room, senior center and preschool area.

*Troy Family Aquatic Center*



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"To provide our clients with the highest level of professional service, without conflict, thereby fostering long-lasting relationships, based on loyalty, integrity and trust."



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Birmingham, MI 48009  
248-399-9999

[WWW.COREPARTNERS.NET](http://WWW.COREPARTNERS.NET)



Troy's health care & public-safety organizations are great examples of how making investments today can meet tomorrow's challenges head on. Our highly trained medical professionals, firefighters & police officers have the advantage of working in state-of-the-art facilities & with cutting-edge equipment to provide the best services possible.

**Beaumont Health System**

Beaumont Health System ([www.beaumont-hospitals.com](http://www.beaumont-hospitals.com)) is a three-hospital, 1,744-bed regional health care provider that includes Troy Beaumont's 394-bed hospital. With locations in Oakland, Macomb, and Wayne counties, the system employs more than 14,000 personnel and 3,700 physicians. All three hospitals were recently listed in the top ten Detroit metro area hospitals by *U.S. News & World Report*.

**Henry Ford Health System**

With more than 23,000 employees – including 9,400 nurses and 4,000 allied health professionals – Henry Ford Health System ([www.henryfordhealth.org](http://www.henryfordhealth.org)) is considered one of the nation's leading health care providers. The health system's six member hospitals offer an array of acute, primary, tertiary and preventive care with 1,200 physicians and researchers in 40 specialties.



*Troy Police Department*



*Troy Fire Department*

**Troy Fire Department**

The Troy Fire Department is unique in that it relies on volunteer firefighters. While the volunteer fire service is a longstanding tradition in many areas, it is not typical for large communities like Troy. Troy's Fire Department is nationally recognized as a model for large-scale volunteer fire departments and provides top-rated, cost-effective fire protection service to Troy citizens, businesses and property. The 11 career staff members and 180 highly trained and certified firefighters provide emergency services from six fire stations located throughout the City. Learn more at [www.troymi.gov/fire](http://www.troymi.gov/fire) or call 248.524.3419.

**Troy Police**

The Troy Police Department has a proud history of providing effective and efficient law-enforcement service through a culture of partnership between the Police Department and the Troy community. Ranked as the safest city in Michigan with a population over 75,000, the men and women of the Troy Police Department are dedicated to carrying out this tradition long into the future and ensuring the community remains one that is sought out for its high quality of life. Visit [www.cityoftroypolice.com](http://www.cityoftroypolice.com) or call 248.524.3477.



**Setting the Standard for Excellence in Education**

- Student achievement that is among the highest at state and national levels
- K-12 International Baccalaureate Programs
- MHSAA-recognized exemplary athletic programs
- All schools named Michigan Exemplary Blue Ribbon
- One of the Top 100 Communities for Music Education
- Recently named one of the top 25 school districts in America for relocation
- Athens, IA East & Troy named among top four percent of nation's high schools
- More than \$11 million in scholarships awarded to Troy students

**WWW.TROY.K12.MI.US**



# TROY, MICHIGAN



## Michigan's Premier Address for Business, Retail & Commerce

### WHY TROY IS A GREAT PLACE TO START AND GROW YOUR BUSINESS

#### Outstanding Location/Demographics

- Largest city in Oakland County (pop. 80,980); 13<sup>th</sup> largest city in Michigan; third largest city in the state based on total property value.
- Outstanding location in the heart of Oakland County offers quick highway access to I-75, I-696 and M-59.
- A highly educated community with 57% of its population obtaining a bachelor's degree or higher ensures a skilled workforce for diverse industries.
- Home to a vibrant and diverse international community.



#### Strong Business Community

- Home to 7 million square feet of retail space, 21 million square feet of office and engineering space, and 16 million square feet of manufacturing space.
- Troy's 6,000 businesses employ 125,000 people.
- Home to several corporate and divisional headquarters including AxelTech, Altair Engineering, Bank of America, Behr America, Delphi, Flagstar Bank, Huntington Bank, Kelly Services, Kostal North America, Magna International, Meritor, PNC Bank, and Talmer Bank.
- Home to Automation Alley, Michigan's largest technology business association driving growth in Southeast Michigan's economy.
- Troy is Michigan's top location for Automotive Research and Development facilities, home to 41 of the state's 330 automotive R&D facilities.



#### Efficient Government

- With a 2011 millage rate of 10.19, Troy has one of the lowest tax rates in Oakland County.
- Troy's building and development processes are fast, fair and predictable.
- SAFEbuilt, Inc., Troy's building services provider, has been given a 98% satisfaction rating by customers seeking building permits, inspections and assistance.
- Troy's updated Master Plan and new, state-of-the-art Zoning Ordinance are user-friendly, flexible and forward thinking.



***Troy is Creating An Environment for Investment.  
Call today to schedule an appointment with our Economic Development Team.***

#### CITY OF TROY ECONOMIC & COMMUNITY DEVELOPMENT

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