



OPC

SOCIAL & ACTIVITY CENTER

The Best Place To Be 50+

**FY 2026 – 2028
OLDER PERSONS' COMMISSION
GOVERNING BOARD
ADOPTED BUDGET**

June 27, 2025

**OLDER PERSON'S COMMISSION
FY 2026 – FY 2028 OPC GOVERNING BOARD'S
ADOPTED BUDGET**

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TO: Rochester Hills City Council
Rochester City Council
Oakland Township Board

FROM: OPC Governing Board and Administration

DATE: June 26, 2025

RE: FY 2026 – FY 2028 OPC Budget

On behalf of the OPC Governing Board and Administration we are pleased to present the FY 2026 – 2028 OPC Budget, adopted by the Board on June 26, 2025. We believe the attached budget meets the programming needs and wishes of OPC's clients. More importantly, it utilizes taxpayer revenue in an efficient and effective manner. It is OPC's goal to enhance the lives of citizens 50 years and older, making our communities an attractive place to live, work, do business, and play.

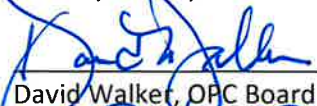
The FY 2026-2028 Adopted Budget includes the following revisions from the FY 2025-2027 Budget:

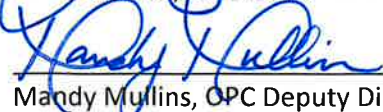
- Over the next two fiscal years the OPC Governing Board and Administration plan to invest over \$3 million in upgrades to the facility at 650 Letica Drive, Rochester. These upgrades, including the second half of new HVAC systems, various energy efficiencies, and repurposing of rooms that should improve the facility operations for 15 to 20 years.
- The FY 2026 Adopted Budget includes a 4% increase to the salary schedule which is the basis for OPC employees pay. Finally, 15% of the personnel cost for the Executive Director, Deputy Director, Financial Manager, and Human Resources Manager will be charged to the transportation fund based on their day-to-day support of the department.
- As in previous years, recurring revenues will exceed recurring expenses. This positive variance will be used, along with a planned portion of fund balance, to cover the cost of major capital improvements.

The FY 2026 OPC Budget, which begins October 1, 2025, totals **\$7,403,100** in operating expenditures (\$4,249,700 General Fund, \$3,153,400 Transportation) and **\$1,647,500** in one-time capital expenditures (\$1,357,500 General Fund, \$290,000 transportation). Please see the "Budget Highlights" section of this packet for additional details.

Should you have any questions, please feel free to contact Executive Director Renee Cortright, Deputy Director Mandy Mullins, or a member of the OPC Governing Board.

Thank you for your continued support of the OPC!


David Walker, OPC Board Chair


Mandy Mullins, OPC Deputy Director


Renee Cortright, OPC Executive Director

FY 2026-2028 Governing Board Adopted Budget

Budget Highlights

Key Changes in the Budget

1. Shift in Funding Sources

- Transportation operations are no longer funded through local resources such as local tax revenues or city/township allocations.
- **94% of transportation funding** is now provided through a long-term, county-wide contract supported by the 10-year public transit millage and a State of MI Local Bus Operating (LBO) Grant.
- Remaining funding comes from:
 - SMART municipal credits
 - SMART specialized services grant
 - Rider fares

2. Separation of Transportation from Operational Budget

- Transportation functions have been separated from other OPC operations for better planning and financial reporting.
- General operations continue to be funded by the OPC operating millage, as well as various fees, grants, and donations.

Key Takeaways

- The formation of a dedicated transportation fund ensures clarity in budgeting and financial accountability, but **does not change the OPC Governing Board and Administration's oversight** of the program.
- The transportation program remains a core function of the OPC organization, even as its funding and reporting mechanisms are segregated from other operations.

This update reflects the strategic adjustments made to support the growing needs of the County-wide transportation initiative while maintaining fiscal responsibility and transparency.

General Fund Budget Changes

Revenues

- Revenues are on the rise due to increased community participation in OPC programs and activities.
- Property value growth has resulted in higher contributions from participating communities.
- Donations and fee income remain strong, with no proposed increases for FY 2026 following adjustments in non-resident rates and gym fees in FY2025.

Personnel Expenditures

- A 4% increase in the salary schedule for FY 2026 compared to FY 2025, based on employee classifications, market conditions, and responsibilities.
- 15% of personnel costs for key positions are now allocated to the Transportation Fund, reflecting administrative support for the program.

Operating Expenditures

- Modest inflation-related increases in operational costs as activity and service demand grow.

Capital Outlay

- Phase II of the energy efficiency upgrade for the 22-year-old OPC facility includes replacing nine HVAC systems.
- Plans to repurpose spaces to meet growing participation by merging personal training rooms into a small group fitness space.

Transportation Fund

- **Established in 2025:** The Transportation Fund tracks revenue and expenses for transportation separately. The FY 2026 budget is \$3.4 million, 94% of which is backed by the County's transit millage and the LBO grant.
- **Planned Improvements:**
 - Enhanced lighting for the bus garage.
 - Repairs to the bus wash system which includes a curb cut for easier access to the bus wash.
 - Upgrade aging vehicles with modern, efficient transit vans.
 - No new positions are added, though recruitment for driver vacancies will continue.

The FY 2026-2028 budget reflects OPC's continued commitment to optimizing operations, enhancing facilities, and meeting increasing community participation and transportation needs responsibly and efficiently.

FY 2026 - 2028 OPC GOVERNING BOARD ADOPTED BUDGET
"ALL FUNDS" BUDGET SUMMARY *(Illustrative Only)*

DESCRIPTION	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 ADOPTED BUDGET	FY 2025 FORECAST	FY 2026 ADOPTED BUDGET	FY 2027 ADOPTED BUDGET	FY 2028 ADOPTED BUDGET
Revenues							
General Fund	\$ 7,464,500	\$ 8,619,481	\$ 4,682,400	\$ 5,275,000	\$ 4,944,600	\$ 5,097,800	\$ 5,265,550
Transportation Fund	-	-	3,308,200	3,308,200	3,443,400	3,549,300	3,697,400
Total Revenues	\$ 7,464,500	\$ 8,619,481	\$ 7,990,600	\$ 8,583,200	\$ 8,388,000	\$ 8,647,100	\$ 8,962,950
Operating Expenditures							
General Fund	\$ 5,528,464	\$ 6,501,490	\$ 4,052,900	\$ 4,128,800	\$ 4,249,700	\$ 4,393,300	\$ 4,508,900
Transportation Fund	-	-	2,708,200	2,700,000	3,153,400	3,349,300	3,497,400
Total Operating Expenditures	\$ 5,528,464	\$ 6,501,490	\$ 6,761,100	\$ 6,828,800	\$ 7,403,100	\$ 7,742,600	\$ 8,006,300
Net Operating	\$ 1,936,036	\$ 2,117,990	\$ 1,229,500	\$ 1,754,400	\$ 984,900	\$ 904,500	\$ 956,650
One-Time Capital Expenditures							
General Fund	\$ 904,318	\$ 1,622,348	\$ 2,037,500	\$ 2,000,000	\$ 1,357,500	\$ 899,500	\$ 270,500
Transportation Fund	-	-	600,000	500,000	290,000	200,000	200,000
Total One-Time Capital Expenditures	\$ 904,318	\$ 1,622,348	\$ 2,637,500	\$ 2,500,000	\$ 1,647,500	\$ 1,099,500	\$ 470,500
All Expenditures *	\$ 6,432,782	\$ 8,123,838	\$ 9,398,600	\$ 9,328,800	\$ 9,050,600	\$ 8,842,100	\$ 8,476,800

* Planned use of fund balance will cover the difference between budgeted revenues and expenditures.

Please note that this "All Funds Budget" is presented simply for illustrative purposes, to reflect the total effort of the OPC Governing Board and Administration. For budgeting, accounting and financial reporting purposes, the General Fund and the Transportation Fund are separate entities. They are self-balancing funds. There is no transfer of resources between the General Fund and the Transportation Fund unless specifically directed by the OPC Governing Board. No such transfers are planned for FY 2026-2028.

FY 2026-2028 OPC GOVERNING BOARD'S ADOPTED BUDGET
GENERAL FUND BUDGET BY DEPARTMENT (Illustrative Only)

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Adopted	Adopted	Adopted	Adopted
<u>REVENUES</u>					
Donations	\$ 578,713	\$ 410,300	\$ 415,200	\$ 424,300	\$ 433,500
Fees	1,246,077	949,500	1,069,100	1,133,700	1,225,200
Grants	738,985	530,000	530,000	530,000	530,000
Miscellaneous	312,648	54,000	84,000	84,000	84,000
County Public Transit Contribution	2,960,573	-	-	-	-
Rochester Hills Contribution	1,408,554	1,485,300	1,541,500	1,579,300	1,618,400
Rochester Contribution	276,832	277,800	286,100	297,500	305,000
Oakland Township Contribution	559,972	588,000	602,700	618,000	633,450
Trips, Perform., Café, Gift Shop	537,127	387,500	416,000	431,000	436,000
TOTAL OPERATING REVENUES	\$ 8,619,481	\$ 4,682,400	\$ 4,944,600	\$ 5,097,800	\$ 5,265,550
<u>EXPENDITURES</u>					
Administration	1,142,466	1,160,000	1,217,700	1,267,900	1,298,700
Facilities Management	652,897	621,100	641,200	659,300	670,200
Fitness & Aquatics	534,880	570,800	597,600	614,500	632,400
Nutrition	736,193	697,200	776,800	800,800	824,700
Leisure Travel	409,204	252,000	264,300	265,600	267,000
Adult Day Services	82,663	131,500	137,000	142,700	148,500
Performing Arts	7,470	8,700	7,800	8,300	8,800
Enrichment & Arts	364,166	384,700	358,300	373,000	384,600
Transportation	2,714,372	0	0	0	0
Newsletter / Vintage View	11,800	19,700	18,500	20,500	22,500
Senior Resources	60,411	63,500	87,600	90,600	93,200
Café	94,570	100,800	107,600	112,500	117,600
Volunteers	25,494	42,900	35,300	37,600	40,700
TOTAL ANNUAL OPERATING EXPENDITURES	\$ 6,836,586	\$ 4,052,900	\$ 4,249,700	\$ 4,393,300	\$ 4,508,900
NET OPERATING	\$ 1,782,895	\$ 629,500	\$ 694,900	\$ 704,500	\$ 756,650
<u>ONE-TIME EXPENDITURES</u>					
Capital Improvement Plan	<u>1,327,252</u>	<u>2,037,500</u>	<u>1,357,500</u>	<u>899,500</u>	<u>270,500</u>
TOTAL ONE-TIME EXPENDITURES	\$ 1,327,252	\$ 2,037,500	\$ 1,357,500	\$ 899,500	\$ 270,500
TOTAL EXPENDITURES	\$ 8,163,838	\$ 6,090,400	\$ 5,607,200	\$ 5,292,800	\$ 4,779,400
Impact on Fund Balance	\$ 455,643	\$ (1,408,000)	\$ (662,600)	\$ (195,000)	\$ 486,150
Beginning Fund Balance	\$ 5,971,818	\$ 6,427,461	\$ 5,019,461	\$ 4,356,861	\$ 4,161,861
Ending Fund Balance	\$ 6,427,461	\$ 5,019,461	\$ 4,356,861	\$ 4,161,861	\$ 4,648,011
Percent Fund Balance of Expenditures	78.73%	82.42%	77.70%	78.63%	97.25%
Target Fund Balance (25% of Expenditures)	\$ 1,709,146	\$ 1,013,225	\$ 1,062,425	\$ 1,098,325	\$ 1,127,225
Reserve / Contingency	\$ 4,718,314	\$ 4,006,236	\$ 3,294,436	\$ 3,063,536	\$ 3,520,786

FY 2026-2028 OPC GOVERNING BOARD'S ADOPTED BUDGET
TRANSPORTATION FUND 201 BUDGET BY DEPARTMENT (Illustrative Only)

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Adopted	Adopted	Adopted	Adopted
<u>REVENUES</u>					
Donations		15,000	15,000	15,000	15,000
Fees	-	78,000	80,000	80,000	80,000
Grants	-	124,600	889,600	889,600	889,600
County Public Transit Contribution	-	3,090,600	2,458,800	2,564,700	2,712,800
TOTAL OPERATING REVENUES	\$ -	\$ 3,308,200	\$ 3,443,400	\$ 3,549,300	\$ 3,697,400
<u>EXPENDITURES</u>					
Transportation	0	2,708,200	3,153,400	3,349,300	3,497,400
TOTAL ANNUAL OPERATING EXPENDITURES	\$ -	\$ 2,708,200	\$ 3,153,400	\$ 3,349,300	\$ 3,497,400
NET OPERATING	\$ -	\$ 600,000	\$ 290,000	\$ 200,000	\$ 200,000
<u>ONE-TIME EXPENDITURES</u>					
Capital Improvement Plan	0	600,000	290,000	200,000	200,000
TOTAL ONE-TIME EXPENDITURES	\$ -	\$ 600,000	\$ 290,000	\$ 200,000	\$ 200,000
TOTAL EXPENDITURES	\$ -	\$ 3,308,200	\$ 3,443,400	\$ 3,549,300	\$ 3,697,400
Impact on Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Fund Balance of Expenditures		0.00%	0.00%	0.00%	0.00%
Target Fund Balance (25% of Expenditures)	\$ -	\$ 677,050	\$ 788,350	\$ 837,325	\$ 874,350
Reserve / Contingency	\$ -	\$ (677,050)	\$ (788,350)	\$ (837,325)	\$ (874,350)

FY 2026-2028 OPC GOVERNING BOARD ADOPTED BUDGET

GENERAL FUND BUDGET BY CATEGORY (Illustrative Only)

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Adopted	Adopted	Adopted	Adopted
<u>REVENUES</u>					
Donations	\$ 578,713	\$ 410,300	\$ 415,200	\$ 424,300	\$ 433,500
Fees	1,246,077	949,500	1,069,100	1,133,700	1,225,200
Grants	738,985	530,000	530,000	530,000	530,000
Miscellaneous	312,648	54,000	84,000	84,000	84,000
County Public Transit Contribution	2,960,573	-	-	-	-
Rochester Hills Contribution	1,408,554	1,485,300	1,541,500	1,579,300	1,618,400
Rochester Contribution	276,832	277,800	286,100	297,500	305,000
Oakland Township Contribution	559,972	588,000	602,700	618,000	633,450
Trips, Perform., Café, Gift Shop	537,127	387,500	416,000	431,000	436,000
TOTAL OPERATING REVENUES	\$ 8,619,481	\$ 4,682,400	\$ 4,944,600	\$ 5,097,800	\$ 5,265,550
<u>EXPENDITURES</u>					
Salaries & Wages	2,594,683	1,679,600	1,706,700	1,781,700	1,854,700
Fringe Benefits					
Social Security (FICA)	199,956	129,200	131,000	139,100	143,500
Pension	54,509	54,900	56,000	58,300	59,800
Health Savings Account	7,645	6,400	6,500	6,600	6,600
Hospitalization	129,657	171,000	194,600	200,700	205,700
Life Insurance	12,887	5,400	7,900	9,200	9,600
Disability Insurance	5,258	17,900	16,200	17,000	17,100
Worker's Compensation	79,449	12,300	13,100	14,000	14,200
Fringe Total	\$ 489,361	\$ 397,100	\$ 425,300	\$ 444,900	\$ 456,500
Personnel Total	\$ 3,084,044	\$ 2,076,700	\$ 2,132,000	\$ 2,226,600	\$ 2,311,200
Outside Contractors / Services	2,022,379	992,700	1,047,300	1,075,700	1,087,000
Operating Supplies	861,445	639,600	705,800	723,600	741,300
Memberships / Seminars	27,544	26,600	30,700	31,200	31,200
Maintenance / Utilities	355,292	223,300	236,100	236,300	236,300
Non-Capital Equipment Purchases / Rentals	58,619	25,700	26,500	26,600	26,600
Liability / Unemployment Insurance	90,945	64,000	67,000	69,000	71,000
Other	1,222	4,300	4,300	4,300	4,300
Operating Total	\$ 3,417,446	\$ 1,976,200	\$ 2,117,700	\$ 2,166,700	\$ 2,197,700
TOTAL ANNUAL OPERATING EXPENDITURES	\$ 6,501,490	\$ 4,052,900	\$ 4,249,700	\$ 4,393,300	\$ 4,508,900
NET OPERATING	\$ 2,117,990	\$ 629,500	\$ 694,900	\$ 704,500	\$ 756,650
<u>ONE-TIME EXPENDITURES</u>					
Capital Improvement Plan	1,662,348	2,037,500	1,357,500	899,500	270,500
TOTAL ONE-TIME EXPENDITURES	\$ 1,662,348	\$ 2,037,500	\$ 1,357,500	\$ 899,500	\$ 270,500
TOTAL EXPENDITURES	\$ 8,163,838	\$ 6,090,400	\$ 5,607,200	\$ 5,292,800	\$ 4,779,400
IMPACT ON FUND BALANCE	\$ 455,642	\$ (1,408,000)	\$ (662,600)	\$ (195,000)	\$ 486,150
Beginning Fund Balance	\$ 5,971,818	\$ 6,427,460	\$ 5,019,460	\$ 4,356,860	\$ 4,161,860
Ending Fund Balance	\$ 6,427,460	\$ 5,019,460	\$ 4,356,860	\$ 4,161,860	\$ 4,648,010
Percent Fund Balance of Expenditures	78.73%	82.42%	77.70%	78.63%	97.25%
Target Fund Balance (25% of Expenditures)	\$ 1,625,373	\$ 1,013,225	\$ 1,062,425	\$ 1,098,325	\$ 1,127,225
Reserve / Contingency	\$ 4,802,088	\$ 4,006,235	\$ 3,294,435	\$ 3,063,535	\$ 3,520,785

FY 2026-2028 OPC GOVERNING BOARD ADOPTED BUDGET
TRANSPORTATION FUND BUDGET BY CATEGORY (Illustrative Only)

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
	Actual	Adopted	Adopted	Adopted	Adopted
<u>REVENUES</u>					
Donations	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Fees	-	78,000	80,000	80,000	80,000
Grants	-	124,600	889,600	889,600	889,600
County Public Transit Contribution	-	3,090,600	2,458,800	2,564,700	2,712,800
TOTAL OPERATING REVENUES	\$ -	\$ 3,308,200	\$ 3,443,400	\$ 3,549,300	\$ 3,697,400
<u>EXPENDITURES</u>					
Salaries & Wages	-	1,527,200	1,900,000	1,980,000	2,100,000
Fringe Benefits					
Social Security (FICA)	-	116,800	145,100	151,300	158,400
Pension	-	23,600	35,300	36,800	38,300
Health Savings Account	-	4,000	4,200	4,400	4,600
Hospitalization	-	93,300	133,800	139,200	144,800
Life Insurance	-	2,900	4,600	4,800	5,000
Disability Insurance	-	10,000	15,700	16,300	17,000
Worker's Compensation	-	17,000	17,000	17,000	17,000
Fringe Total	\$ -	\$ 267,600	\$ 355,700	\$ 369,800	\$ 385,100
Personnel Total	\$ -	\$ 1,794,800	\$ 2,255,700	\$ 2,349,800	\$ 2,485,100
Outside Contractors / Services	-	493,800	500,400	544,900	549,700
Operating Supplies	-	194,000	174,700	193,000	195,000
Memberships / Seminars	-	2,100	2,100	2,100	2,100
Maintenance / Utilities	-	151,000	146,000	183,000	187,000
Non-Capital Equipment Purchases / Rentals	-	500	500	500	500
Liability / Unemployment Insurance	-	72,000	74,000	76,000	78,000
Operating Total	\$ -	\$ 913,400	\$ 897,700	\$ 999,500	\$ 1,012,300
TOTAL ANNUAL OPERATING EXPENDITURES	\$ -	\$ 2,708,200	\$ 3,153,400	\$ 3,349,300	\$ 3,497,400
NET OPERATING	\$ -	\$ 600,000	\$ 290,000	\$ 200,000	\$ 200,000
<u>ONE-TIME EXPENDITURES</u>					
Capital Improvement Plan	-	600,000	290,000	200,000	200,000
TOTAL ONE-TIME EXPENDITURES	\$ -	\$ 600,000	\$ 290,000	\$ 200,000	\$ 200,000
TOTAL EXPENDITURES	\$ -	\$ 3,308,200	\$ 3,443,400	\$ 3,549,300	\$ 3,697,400
IMPACT ON FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	-	-	-	-	-
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -
Percent Fund Balance of Expenditures		0.00%	0.00%	0.00%	0.00%
Target Fund Balance (25% of Expenditures)	\$ -	\$ 677,050	\$ 788,350	\$ 837,325	\$ 874,350
Reserve / Contingency	\$ -	\$ (677,050)	\$ (788,350)	\$ (837,325)	\$ (874,350)

OPC 2026-2036 CAPITAL IMPROVEMENT PLAN (CIP) - GENERAL FUND

PROJECT	Total Cost	FY 2026 Adopted	FY 2027 Adopted	FY 2028 Adopted	Future Adopted
<u>New Projects (01-3001-570200)</u>					
Energy Efficiency Phase II	\$ 750,000	\$ 750,000			
Replace main lobby Chandelier	\$ 22,000	\$ 22,000			
Dehumidification Replacement	\$ 750,000		\$ 750,000		
Parking Lot Expansion	\$ 2,100,000				\$ 2,100,000
Parking Lot Total Repaving	\$ 2,500,000				\$ 2,500,000
Update Circle Drive Landscaping	\$ 5,000		\$ 5,000		
Elevator Modernization	\$ 68,000	\$ 68,000			
Billiard Room Carpeting & Upgrades	\$ 50,000			\$ 50,000	
Relocate Café to Upper Level	\$ 100,000				\$ 100,000
Convert Café Space to Group Fitness Room	\$ 300,000				\$ 300,000
Convert Personal Training Room to Small Group Fitness Area	\$ 100,000	\$ 100,000			
Moving Lapidary (Lower Level or Old Transportation)	\$ 75,000				\$ 75,000
Refinish Gym and Exercise Room Floor	\$ 30,000	\$ 15,000	\$ -	\$ -	\$ 15,000
Barn Development	\$ 1,300,000				\$ 1,300,000
Barn Engineering Study	\$ 130,000				\$ 130,000
Contingency for Emergencies	\$ 317,000	\$ 136,000	\$ 76,000	\$ 5,000	\$ 100,000
TOTAL PROJECTS	\$ 8,597,000	\$ 1,091,000	\$ 831,000	\$ 55,000	\$ 6,620,000
<u>Equipment (01-3001-570300)</u>					
Office Desks / Workstations	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
Pool Generator	\$ 50,000	\$ -	\$ -	\$ -	\$ 50,000
New Computers / Servers / Firewall / IT Infrastructure	\$ 90,000	\$ 50,000	\$ 10,000	\$ 10,000	\$ 20,000
Weight Cardio Equipment	\$ 32,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
HUR equipment	\$ 163,000	\$ 13,000	\$ -	\$ -	\$ 150,000
Pool Vacuum	\$ 20,000	\$ -	\$ 10,000	\$ -	\$ 10,000
Exercise Bikes	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000
Auditorium Sound Upgrade	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -
Hot Shot Van	\$ 75,000	\$ -	\$ -	\$ -	\$ 75,000
Replace Generator (Kitchen)	\$ 88,000	\$ 88,000	\$ -	\$ -	\$ -
Kitchen Equipment	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ 50,000
TOTAL EQUIPMENT	\$ 693,000	\$ 159,000	\$ 28,000	\$ 78,000	\$ 428,000
<u>Maintenance (01-3001-550300)</u>					
Parking Lot Repairs	\$ 108,000	\$ 35,000	\$ 10,000	\$ 45,000	\$ 18,000
Parking Lot crackfill/sealcoat/stripping	\$ 120,000	\$ 45,000	\$ -	\$ 35,000	\$ 40,000
Lawn / Irrigation	\$ 26,000	\$ 4,000	\$ 5,000	\$ 5,000	\$ 12,000
Roof Maintenance	\$ 26,000	\$ 3,500	\$ 5,500	\$ 7,500	\$ 9,500
Filter Tanks Sand Change	\$ 50,000	\$ -	\$ -	\$ 25,000	\$ 25,000
Miscellaneous	\$ 130,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 70,000
TOTAL MAINTENANCE	\$ 460,000	\$ 107,500	\$ 40,500	\$ 137,500	\$ 174,500
TOTAL CAPITAL PLAN	\$ 9,750,000	\$ 1,357,500	\$ 899,500	\$ 270,500	\$ 7,222,500

OPC 2026-2036 CAPITAL IMPROVEMENT PLAN (CIP) - TRANSPORTATION FUND

FUNDED BY OTHER SOURCES

Buswash Updates (including curb cut)	\$ 60,000	\$ 60,000			
Parking Lot Upkeep and Repairs		\$ 20,000			
Garage Lighting improvements		\$ 10,000			
Handicapped Accessible Buses	\$ 800,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
	\$ 860,000	\$ 290,000	\$ 200,000	\$ 200,000	\$ 200,000

FY 2026 Capital Improvement Plan Highlights

This plan focuses on maintaining and upgrading OPC facilities and equipment, ensuring efficient operations and continued community support.

New Projects

- **Energy Efficiency Phase II** - Replacing nine HVAC units and implementing a fully centralized automated HVAC system.
- **Gym Refurbishment** - Refurbishing the gym floor and the Kathy White exercise room floor to address wear and tear from daily use, rescheduled from FY 2025 to FY 2026.
- **Main Lobby Chandelier Replacement** - Upgrading to an energy-saving LED chandelier for improved efficiency and added light for this area.
- **Parking Lot Repairs** – Remove and replace three areas of asphalt pavement on the north end of the parking lot that have experienced cracking due to weather, age, and traffic.
- **Elevator Modernizations** – Update two elevators at OPC which have CPU's that have reached their end of life and will no longer have replacement parts available. This will also increase durability and reliability, improve fire and life safety features, decrease waiting times, reduce energy consumption, reduce operational costs, reduce trouble shooting time, and allow continued service.
- **Combine Personal Training Rooms** - Expanding group fitness space by combining personal training rooms to accommodate growing participation.
- **Contingency for Emergencies** - Allocating funds for unexpected breakdowns to ensure uninterrupted operations in a high-activity, aging facility.

Equipment Investments

- **IT Infrastructure Upgrades** - Replacing outdated computers to the Windows 11 operating system, servers, installing a new firewall, and improving overall system performance based on recommendations by Global Solutions.
- **Weight and Cardio Equipment Replacement** - Allocating annual funding for gradual replacement of heavily used gym equipment over the next three years.
- **Additional HUR Equipment** - Adding a duplicate weight training machine to reduce wait times and accommodate increased use.

Funding Approach

- Funding for capital improvements and equipment will be generated from operational savings, grant funding, fundraising, or the use of fund balance as per the OPC's Interlocal Agreement, which prohibits issuing debt or borrowing from private entities.
- Projects supporting the OPC's Transportation Program will be financed via the organization's allocation of the County-wide public transit millage.

Rochester Hills – Oakland – Rochester Older Persons' Commission
Fiscal Year 2026 Budget Resolution

Whereas pursuant to Public Act 621 of 1978 (as amended by P.A. 493 of 2000), the Uniform Budgeting and Accounting Act for Local Governments, it is the responsibility of the Older Person's Commission (OPC) to adopt an annual budget and work program; and

Whereas the OPC Executive Director has submitted a proposed budget as required by the Interlocal Agreement.

Now Therefore Be It Resolved

- 1) That this resolution shall be known and be cited as the "FY 2026 Older Persons' Commission Budget Resolution."
- 2) That this budget reflects a reasonable allocation of available resources and allows for the delivery of programs and administrative activities for the OPC during Fiscal Year 2026 (October 1, 2025 – September 30, 2026).
- 3) Notice of a public hearing on the proposed budget was published on the OPC Website on June 07, 2025 and a public hearing on the proposed budget was held by the OPC Board of Directors on June 26, 2025.
- 4) The OPC Board of Directors (Board) adopts the all funds budget for the OPC for the fiscal year beginning October 1, 2025, with total estimated revenues of \$8,388,000, which includes a General Fund 101 budget of \$4,944,600 and a Transportation Fund 201 budget of \$3,443,400.
- 5) The Board authorizes the Executive Director to transfer appropriations between cost categories as delineated in the *General Fund Budget by Department* and the *Transportation Fund by Category* schedules of the budget document, in an amount up to \$10,000 or 25% of the original and/or amended budget, whichever is less.
- 6) Whenever it appears to the Executive Director or the Board that actual and probable revenues in the General Fund will be less than the estimated revenues upon which appropriations were based, the Executive Director shall present to the Board recommendations which, if adopted, will prevent expenditures from exceeding available revenues for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, use of the reserve fund balance or all three.
- 7) With the approval of this resolution the OPC Board approves all expenditures and bills presented within the budget allocation as adopted, amended, or transferred as specified in #5 above, in accordance with Article V, Section 4 of the Interlocal Agreement.
- 8) All purchases of goods and services shall conform to the Board's approved Purchasing Procedures.
- 9) If any provision of this act appears to be in conflict with the Interlocal Agreement signed by the participating communities, the provisions of the Interlocal Agreement shall apply.