OPC SOCIAL & ACTIVITY CENTER
The Best Place To Be 50+

FY 2027 – 2029
OLDER PERSONS' COMMISSION
GOVERNING BOARD
ADOPTED BUDGET

June 25, 2026

OLDER PERSON'S COMMISSION
FY 2027 – FY 2029 OPC GOVERNING BOARD'S
ADOPTED BUDGET

OPC SOCIAL & ACTIVITY CENTER
The Best Place To Be 50+

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

FROM: OPC Governing Board and Administration

DATE: June 25, 2026

RE: FY 2027 – FY 2029 OPC Budget

On behalf of the OPC Governing Board and Administration we are pleased to present the FY 2027 – 2029 OPC Budget, adopted by the Board on June 25, 2026. We believe the attached budget meets the programing 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 2027-2029 Adopted Budget includes the following revisions from the FY 2026-2028 Budget:

- Over the next fiscal year, the OPC Governing Board and Administration plan to invest almost $1.8 million in upgrades to the facility at 650 Letica Drive, Rochester. These upgrades, include the replacement of the pool dehumidification unit and UV sanitation systems as well as modernizing both elevators to ensure continued use and upkeep.
    - The FY 2027 Adopted Budget includes a 4% increase to the salary schedule which is the basis for OPC employees pay.
    - 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 2027 OPC Budget, which begins October 1, 2026, totals **$8,311,550** in operating expenditures ($4,534,050 General Fund, $3,777,500 Transportation) and **$2,121,500** in one-time capital expenditures ($1,771,500 General Fund, $350,000 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!

Stuart Bikson, OPC Board Chair

Mandy Mullins, OPC Deputy Director

Renee Cortright, OPC Executive Director

FY 2027 – 2029 OPC GOVERNING BOARDS ADOPTED BUDGET
Budget Highlights

Below please find explanations for the major changes presented in the OPC Executive Director's FY 2027-2029 Adopted Budget.

OVERALL BUDGET CHANGES

The biggest change to the budget for FY 2027 is an increase in salary, wages, and fringe benefits in the transportation fund due to adding several full-time and part-time drivers as well as part-time dispatchers to accommodate for the increased ridership, service hours, and further reaching service destinations.

GENERAL FUND BUDGET CHANGES

Revenues

Revenues remain strong as participation in OPC programs, activities, and events increase across all different types of programs. Contributions from the three participating communities continues to increase as the property values supported by the OPC operating millage increases. Fee income has also increased as the number of programs offered and activity participants increases. Donations also remain solid. There are no proposed fee increases for FY 2027. Estimated General Fund revenues for FY 2027 are $5,035,600.

Personnel Expenditures

The salary schedule, used to determine pay ranges for OPC employees, was increased by 4% in FY 2027. Individual pay was determined by where a particular employee falls in the pay range for their classification, current and anticipated market conditions, and any expansion of duties.

Three new positions are being added in FY 2027. Those positions are one part-time driver for leisure travel day trips and two part-time program assistants to support increasing evening and Saturday programs.

Finally, 15% of the personnel cost for the Executive Director, Deputy Executive Director, Financial Manager and the Human Resources Manager continue to be allocated to the Transportation Fund to be paid by the County public transit millage. This amount reflects the administrative effort put forth by these employees in support of the transportation program and solidifies the practice of no General Fund monies being used for transportation services.

Operating Expenditures

There are no unusual or significant changes in operating expenditures for FY 2027 other then inflationary increases for current services and goods as well as supply increases as demands for activities and services continue to climb.

Capital Outlay

The current OPC facility at 650 Letica is now 23 years old. Although well maintained, several of the systems use older technology and therefore costs more to repair, maintain, and even operate on a daily basis. With the renewal and expansion of the OPC operating millage in 2020, the OPC Governing Board and OPC Administration implemented a substantial capital improvement plan to upgrade the facility, increasing its energy efficiency for the next 20 years. The FY 2027 General Fund budget includes money for zoning of RTU 3 to more efficiently service the different areas with their varying uses. Also, FY 2027 will include funds to replace the pool UV system and dehumidification system that are both aging and requiring repairs that are harder and harder to source parts for.

TRANSPORTATION FUND

The Transportation Fund separately tracks the revenues and expenditures related to the transportation program. The FY 2027 Transportation Budget estimated expenses are $3,777,500 of which 97% is supported by the County public transit millage and Local Bus Operating Grant. Several new positions are being added for FY 2027 including 1 full and 6 part-time drivers and 2 part time dispatchers to accommodate for the increased ridership an increased service hours/days.

Some of the projects planned for Transportation include repairs to the bus wash and upgrading some of the aging vehicles to more reliable and efficient transit vans.

FY 2027 - 2029 OPC GOVERNING BOARDS' ADOPTIVE BUDGET
"ALL FUNDS" BUDGET SUMMARY *(Illustrative Only)*

DESCRIPTION	FY 2024 ACTUAL	FY 2025 ACTUAL	FY 2026 ADOPTED BUDGET	FY 2026 FORECAST	FY 2027 ADOPTED BUDGET	FY 2028 ADOPTED BUDGET	FY 2029 ADOPTED BUDGET
Revenues							
General Fund	$ 8,619,481	$ 5,835,835	$ 4,944,600	$ 5,664,902	$ 5,035,600	$ 5,125,100	$ 5,197,300
Transportation Fund	-	3,242,639	3,443,400	3,290,000	4,127,500	4,228,700	4,334,700
Total Revenues	**$ 8,619,481**	**$ 9,078,474**	**$ 8,388,000**	**$ 8,954,902**	**$ 9,163,100**	**$ 9,353,800**	**$ 9,532,000**
Operating Expenditures							
General Fund	$ 6,501,490	$ 4,052,900	$ 4,249,700	$ 4,196,200	$ 4,534,050	$ 4,646,700	$ 4,765,550
Transportation Fund	-	2,447,342	3,153,400	3,000,000	3,777,500	3,878,700	3,984,700
Total Operating Expenditures	**$ 6,501,490**	**$ 6,500,242**	**$ 7,403,100**	**$ 7,196,200**	**$ 8,311,550**	**$ 8,525,400**	**$ 8,750,250**
Net Operating	**$ 2,117,990**	**$ 2,578,233**	**$ 984,900**	**$ 1,758,702**	**$ 851,550**	**$ 828,400**	**$ 781,750**
One-Time Capital Expenditures							
General Fund	$ 1,622,348	$ 2,037,500	$ 1,357,500	$ 1,357,500	$ 1,771,500	$ 445,500	$ 280,500
Transportation Fund	-	290,920	290,000	290,000	350,000	350,000	350,000
Total One-Time Capital Expenditures	**$ 1,622,348**	**$ 2,328,420**	**$ 1,647,500**	**$ 1,647,500**	**$ 2,121,500**	**$ 795,500**	**$ 630,500**
All Expenditures *	**$ 8,123,838**	**$ 8,828,662**	**$ 9,050,600**	**$ 8,843,700**	**$ 10,433,050**	**$ 9,320,900**	**$ 9,380,750**

** 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. The 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

FY 2027-2029 OPC GOVERNING BOARD ADOPTED BUDGET

GENERAL FUND **BUDGET BY DEPARTMENT** (Illustrative Only)

	FY 2025 Actual	FY 2026 Adopted	FY 2027 Adopted	FY 2028 Adopted	FY 2029 Adopted
REVENUES					
Donations	$ 641,870	$ 415,200	$ 316,500	$ 321,500	$ 326,000
Fees	1,223,460	1,069,100	1,131,200	1,147,200	1,149,200
Grants	737,220	530,000	530,000	530,000	530,000
Miscellaneous	254,720	84,000	84,000	84,000	84,000
Rochester Hills Contribution	1,482,396	1,541,500	1,586,500	1,639,900	1,689,000
Rochester Contribution	271,008	286,100	297,500	306,400	315,600
Oakland Township Contribution	664,431	602,700	663,900	670,100	677,500
Trips, Perform., Café, Gift Shop	560,730	416,000	426,000	426,000	426,000
TOTAL OPERATING REVENUES	**$ 5,835,835**	**$ 4,944,600**	**$ 5,035,600**	**$ 5,125,100**	**$ 5,197,300**
EXPENDITURES					
Administration	1,247,520	1,217,700	1,329,300	1,365,800	1,404,700
Facilities Management	705,353	641,200	705,200	737,200	768,900
Fitness & Aquatics	533,625	597,600	623,900	637,100	650,400
Nutrition	724,096	776,800	806,600	819,200	832,200
Leisure Travel	401,504	264,300	269,550	271,000	272,550
Adult Day Services	97,795	137,000	149,600	155,100	160,800
Performing Arts	10,397	7,800	8,300	8,800	9,300
Enrichment & Arts	355,874	358,300	368,700	373,100	381,000
Newsletter	12,310	18,500	18,500	18,500	18,500
Senior Resources	69,736	87,600	106,200	109,200	112,200
Café	90,976	107,600	112,900	115,000	117,000
Volunteers	26,415	35,300	35,300	36,700	38,000
TOTAL ANNUAL OPERATING EXPENDITURES	**$ 4,275,603**	**$ 4,249,700**	**$ 4,534,050**	**$ 4,646,700**	**$ 4,765,550**
NET OPERATING	**$ 1,560,232**	**$ 694,900**	**$ 501,550**	**$ 478,400**	**$ 431,750**
ONE-TIME EXPENDITURES					
Capital Improvement Plan	1,598,721	1,357,500	1,771,500	445,500	280,500
TOTAL ONE-TIME EXPENDITURES	**$ 1,598,721**	**$ 1,357,500**	**$ 1,771,500**	**$ 445,500**	**$ 280,500**
TOTAL EXPENDITURES	**$ 5,874,324**	**$ 5,607,200**	**$ 6,305,550**	**$ 5,092,200**	**$ 5,046,050**
Impact on Fund Balance	$ (38,489)	$ (662,600)	$ (1,269,950)	$ 32,900	$ 151,250
Beginning Fund Balance	$ 5,971,818	$ 5,933,329	$ 5,270,729	$ 4,000,779	$ 4,033,679
Ending Fund Balance	**$ 5,933,329**	**$ 5,270,729**	**$ 4,000,779**	**$ 4,033,679**	**$ 4,184,929**
Percent Fund Balance of Expenditures	101.00%	94.00%	63.45%	79.21%	82.93%
Target Fund Balance (25% of Expenditures)	$ 1,068,901	$ 1,062,425	$ 1,133,513	$ 1,161,675	$ 1,191,388
Reserve / Contingency	$ 4,864,428	$ 4,208,304	$ 2,867,266	$ 2,872,004	$ 2,993,541

FY 2027-2029 OPCGOVERNING BOARD ADOPTED BUDGET
TRANSPORTATION FUND 201 BUDGET BY DEPARTMENT (Illustrative Only)

	FY 2025 Actual	FY 2026 Adopted	FY 2027 Adopted	FY 2028 Adopted	FY 2029 Adopted
REVENUES					
Donations	14,471	15,000	15,000	15,000	15,000
Fees	80,121	80,000	85,000	85,000	85,000
Grants	800,389	889,600	889,600	889,600	889,600
County Public Transit Contribution	2,347,658	2,458,800	3,137,900	3,239,100	3,345,100
TOTAL OPERATING REVENUES	**$ 3,242,639**	**$ 3,443,400**	**$ 4,127,500**	**$ 4,228,700**	**$ 4,334,700**
EXPENDITURES					
Transportation	2,185,442	3,153,400	3,777,500	3,878,700	3,984,700
TOTAL ANNUAL OPERATING EXPENDITURES	**$ 2,185,442**	**$ 3,153,400**	**$ 3,777,500**	**$ 3,878,700**	**$ 3,984,700**
NET OPERATING	**$ 1,057,197**	**$ 290,000**	**$ 350,000**	**$ 350,000**	**$ 350,000**
ONE-TIME EXPENDITURES					
Capital Improvement Plan	290,920	290,000	350,000	350,000	350,000
TOTAL ONE-TIME EXPENDITURES	**$ 290,920**	**$ 290,000**	**$ 350,000**	**$ 350,000**	**$ 350,000**
TOTAL EXPENDITURES	**$ 2,476,362**	**$ 3,443,400**	**$ 4,127,500**	**$ 4,228,700**	**$ 4,334,700**
Impact on Fund Balance	$ 766,277	$ -	$ -	$ -	$ -
Beginning Fund Balance		$ 766,277	$ 766,277	$ 766,277	$ 766,277
Ending Fund Balance	**$ 766,277**	**$ 766,277**	**$ 766,277**	**$ 766,277**	**$ 766,277**
Percent Fund Balance of Expenditures		22.25%	18.57%	18.12%	17.68%
Target Fund Balance (25% of Expenditures)	$ 546,361	$ 788,350	$ 944,375	$ 969,675	$ 996,175
Reserve / Contingency	$ 219,917	$ (22,073)	$ (178,098)	$ (203,398)	$ (229,898)

FY 2027-2029 OPC GOVERNING BOARD ADOPTED BUDGET

GENERAL FUND BUDGET BY CATEGORY (*Illustrative Only*)

	FY 2025 Actual	FY 2026 Adopted	FY 2027 Adopted	FY 2028 Adopted	FY 2029 Adopted
REVENUES					
Donations	$ 641,870	$ 415,200	$ 316,500	$ 321,500	$ 326,000
Fees	1,223,460	1,069,100	1,131,200	1,147,200	1,149,200
Grants	737,220	530,000	530,000	530,000	530,000
Miscellaneous	254,720	84,000	84,000	84,000	84,000
Rochester Hills Contribution	1,482,396	1,541,500	1,586,500	1,639,900	1,689,000
Rochester Contribution	271,008	286,100	297,500	306,400	315,600
Oakland Township Contribution	664,431	602,700	663,900	670,100	677,500
Trips, Perform., Café, Gift Shop	560,730	416,000	426,000	426,000	426,000
TOTAL OPERATING REVENUES	**$ 5,835,835**	**$ 4,944,600**	**$ 5,035,600**	**$ 5,125,100**	**$ 5,197,300**
EXPENDITURES					
Salaries & Wages	1,673,848	1,706,700	1,827,600	1,897,000	1,972,900
Fringe Benefits					
Social Security (FICA)	122,188	131,000	142,450	145,100	148,750
Pension	54,426	56,000	62,100	65,100	67,600
Health Savings Account	4,800	6,500	6,600	6,700	6,800
Hospitalization	160,406	194,600	151,000	154,600	157,800
Life Insurance	19,531	7,900	11,800	12,100	12,400
Disability Insurance		16,200	18,400	19,000	19,000
Worker's Compensation	7,671	13,100	13,800	14,100	14,300
Fringe Total	$ 369,022	$ 425,300	$ 406,150	$ 416,700	$ 426,650
Personnel Total	$ 2,042,870	$ 2,132,000	$ 2,233,750	$ 2,313,700	$ 2,399,550
Outside Contractors / Services	1,193,250	1,047,300	1,200,300	1,220,300	1,241,300
Operating Supplies	625,405	705,800	710,500	711,000	713,000
Memberships / Seminars	23,240	30,700	33,000	33,000	33,000
Maintenance / Utilities	234,447	236,100	256,300	266,300	276,300
Non-Capital Equipment Purchases / Rentals	82,551	26,500	26,900	27,100	27,100
Liability / Unemployment Insurance	65,152	67,000	69,000	71,000	71,000
Other	8,688	4,300	4,300	4,300	4,300
Operating Total	$ 2,232,733	$ 2,117,700	$ 2,300,300	$ 2,333,000	$ 2,366,000
TOTAL ANNUAL OPERATING EXPENDITURES	**$ 4,275,603**	**$ 4,249,700**	**$ 4,534,050**	**$ 4,646,700**	**$ 4,765,550**
NET OPERATING	**$ 1,560,232**	**$ 694,900**	**$ 501,550**	**$ 478,400**	**$ 431,750**
ONE-TIME EXPENDITURES					
Capital Improvement Plan	1,598,721	1,357,500	1,771,500	445,500	280,500
TOTAL ONE-TIME EXPENDITURES	**$ 1,598,721**	**$ 1,357,500**	**$ 1,771,500**	**$ 445,500**	**$ 280,500**
TOTAL EXPENDITURES	**$ 5,874,324**	**$ 5,607,200**	**$ 6,305,550**	**$ 5,092,200**	**$ 5,046,050**
IMPACT ON FUND BALANCE	$ (38,489)	$ (662,600)	$ (1,269,950)	$ 32,900	$ 151,250
Beginning Fund Balance	$ 5,971,818	$ 5,933,329	$ 5,270,729	$ 4,000,779	$ 4,033,679
Ending Fund Balance	**$ 5,933,329**	**$ 5,270,729**	**$ 4,000,779**	**$ 4,033,679**	**$ 4,184,929**
Percent Fund Balance of Expenditures	101.00%	94.00%	63.45%	79.21%	82.93%
Target Fund Balance (25% of Expenditures)	$ 1,068,901	$ 1,062,425	$ 1,133,513	$ 1,161,675	$ 1,191,388
Reserve / Contingency	$ 4,864,428	$ 4,208,304	$ 2,867,266	$ 2,872,004	$ 2,993,541

FY 2027-2029 OPC GOVERNING BOARD ADOPTED BUDGET

TRANSPORTATION FUND BUDGET BY CATEGORY (*Illustrative Only*)

	FY 2025 Actual	FY 2026 Adopted	FY 2027 Adopted	FY 2028 Adopted	FY 2029 Adopted
REVENUES					
Donations	$ 14,471	$ 15,000	$ 15,000	$ 15,000	$ 15,000
Fees	80,121	80,000	85,000	85,000	85,000
Grants	800,389	889,600	889,600	889,600	889,600
County Public Transit Contribution	2,347,658	2,458,800	3,137,900	3,239,100	3,345,100
TOTAL OPERATING REVENUES	**$ 3,242,639**	**$ 3,443,400**	**$ 4,127,500**	**$ 4,228,700**	**$ 4,334,700**
EXPENDITURES					
Salaries & Wages	1,296,177	1,900,000	2,350,000	2,420,500	2,493,200
Fringe Benefits					
Social Security (FICA)	99,158	145,100	178,600	184,100	189,700
Pension	15,499	35,300	33,000	34,000	35,100
Health Savings Account	1,601	4,200	4,400	4,600	4,800
Hospitalization	45,856	133,800	160,000	164,800	170,000
Life Insurance	9,835	4,600	5,000	5,200	5,400
Disability Insurance	-	15,700	16,300	17,000	17,700
Worker's Compensation	16,889	17,000	17,000	17,000	17,000
Fringe Total	$ 188,837	$ 355,700	$ 414,300	$ 426,700	$ 439,700
Personnel Total	$ 1,485,014	$ 2,255,700	$ 2,764,300	$ 2,847,200	$ 2,932,900
Outside Contractors / Services	328,979	500,400	544,000	554,300	567,600
Operating Supplies	149,723	174,700	207,000	209,000	211,000
Memberships / Seminars	2,194	2,100	2,700	2,700	2,700
Maintenance / Utilities	148,752	146,000	183,000	187,000	190,000
Non-Capital Equipment Purchases / Rentals	11,537	500	500	500	500
Liability / Unemployment Insurance	59,043	74,000	76,000	78,000	80,000
Other	200	0	0	0	0
Operating Total	$ 700,427	$ 897,700	$ 1,013,200	$ 1,031,500	$ 1,051,800
TOTAL ANNUAL OPERATING EXPENDITURES	**$ 2,185,442**	**$ 3,153,400**	**$ 3,777,500**	**$ 3,878,700**	**$ 3,984,700**
NET OPERATING	**$ 1,057,198**	**$ 290,000**	**$ 350,000**	**$ 350,000**	**$ 350,000**
ONE-TIME EXPENDITURES					
Capital Improvement Plan	290,920	290,000	350,000	350,000	350,000
TOTAL ONE-TIME EXPENDITURES	**$ 290,920**	**$ 290,000**	**$ 350,000**	**$ 350,000**	**$ 350,000**
TOTAL EXPENDITURES	**$ 2,476,362**	**$ 3,443,400**	**$ 4,127,500**	**$ 4,228,700**	**$ 4,334,700**
IMPACT ON FUND BALANCE	$ 766,278	$ -	$ -	$ -	$ -
Beginning Fund Balance	-	$ 766,278	$ 766,278	$ 766,278	$ 766,278
Ending Fund Balance	**$ 766,278**	**$ 766,278**	**$ 766,278**	**$ 766,278**	**$ 766,278**
Percent Fund Balance of Expenditures		22.25%	18.57%	18.12%	17.68%
Target Fund Balance (25% of Expenditures)	$ 546,360	$ 788,350	$ 944,375	$ 969,675	$ 996,175
Reserve / Contingency	$ 219,917	$ (22,072)	$ (178,097)	$ (203,397)	$ (229,897)

OPC 2027-2037 CAPITAL IMPROVEMENT PLAN (CIP) - GENERAL FUND

PROJECT	FY 2027 Adopted	FY 2028 Adopted	FY 2029 Adopted	Future Adopted	Total Cost
New Projects (01-3001-570200)					
Energy Efficiency Completion	$ 228,000				$ 228,000
Lobby Sign & Controls	$ 5,000				$ 5,000
Dehumidification Replacement	$ 750,000				$ 750,000
Additional Intercom Speakers	$ 5,000				$ 5,000
Pool UV Replacement	$ 200,000				$ 200,000
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	$ 200,000				$ 200,000
RTU 3 Zoning	$ 30,000				$ 30,000
Billiard Room Carpeting & Upgrades			$ 50,000		$ 50,000
Refinish Gym and Exercise Room Floor	$ 10,000	$ -		$ 15,000	$ 25,000
Contingency for Emergencies	$ 150,000	$ 100,000	$ 100,000	$ 100,000	$ 450,000
TOTAL PROJECTS	$ 1,583,000	$ 100,000	$ 150,000	$ 4,715,000	$ 6,548,000
Equipment (01-3001-570300)					
Office Desks / Workstations	$ -	$ -		$ 25,000	$ 25,000
Pool Generator	$ -	$ -		$ 50,000	$ 50,000
Computers /Microsoft 365 upgrade / IT Infrastructure	$ 15,000	$ 10,000	$ 10,000	$ 20,000	$ 55,000
Weight Cardio Equipment	$ 8,000	$ 8,000	$ 8,000	$ 8,000	$ 32,000
HUR equipment	$ -	$ -		$ 150,000	$ 150,000
Pool Vacuum		$ 10,000		$ 10,000	$ 20,000
Exercise Bikes	$ 20,000	$ -		$ 40,000	$ 60,000
Auditorium Sound Upgrade	$ -	$ 10,000		$ -	$ 10,000
Hot Shot Van	$ -	$ -		$ 75,000	$ 75,000
Replace Generator (Kitchen)		$ 120,000		$ -	$ 120,000
Kitchen Equipment	$ -	$ 50,000		$ 50,000	$ 100,000
TOTAL EQUIPMENT	$ 43,000	$ 208,000	$ 18,000	$ 428,000	$ 697,000
Maintenance (01-3001-550300)					
Parking Lot Repairs	$ 45,000	$ 45,000	$ 45,000	$ 18,000	$ 153,000
Parking Lot crackfill/sealcoat/striping	$ 35,000	$ 35,000	$ 35,000	$ 40,000	$ 145,000
Lawn / Irrigation	$ 5,000	$ 5,000	$ 5,000	$ 12,000	$ 27,000
Façade Repairs	$ 20,000			$ 20,000	$ 40,000
Roof Maintenance	$ 5,500	$ 7,500	$ 7,500	$ 9,500	$ 30,000
Dumpster Enclosure repair	$ 15,000				$ 15,000
Filter Tanks Sand Change		$ 25,000		$ 25,000	$ 50,000
Miscellaneous	$ 20,000	$ 20,000	$ 20,000	$ 70,000	$ 130,000
TOTAL MAINTENANCE	$ 145,500	$ 137,500	$ 112,500	$ 194,500	$ 590,000
TOTAL CAPITAL PLAN	**$ 1,771,500**	**$ 445,500**	**$ 280,500**	**$ 5,337,500**	**$ 7,835,000**

OPC 2027-2037 CAPITAL IMPROVEMENT PLAN (CIP) - TRANSPORTATION FUND

FUNDED BY OTHER SOURCES					
Buswash Upkeep and repairs	$ 30,000	$ 10,000	$ 10,000	$ 10,000	$ 60,000
Parking Lot Upkeep and Repairs	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 40,000
Garage Upkeep and Repairs	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 40,000
Handicapped Accessible Buses	$ 300,000	$ 300,000	$ 300,000	$ 300,000	$ 1,200,000
	$ 350,000	**$ 330,000**	**$ 330,000**	**$ 330,000**	**$ 1,340,000**

FY 2027 Capital Improvement Plan Highlights

New Projects

- Lobby Sign and Controls ($5,000) – Add a modern OPC sign with built in backlight to the main lobby.
- Replace Pool Dehumidification unit ($750,000) – Keeping in line with other efficiency projects, DUI servicing the pool will be replaced. The unit is over 23 years old and works 24/7 to manage heavy evaporation while withstanding corrosive chloramines and high humidity.
- Pool UV Replacement ($200,000) – The current UV system is no longer available and parts cannot be obtained. The replacement will allow OPC to continue to use UV sanitation in both pools with minimal interruptions in service. The ultraviolet sanitation system results in a drastically safer, healthier and comfortable environment for swimmers.
- Additional Intercom Speakers ($5,000) – Speakers need to be added to the following areas of the building that cannot hear the announcements on the new system; the new yoga studio, administration area, and receiving. The intercom system is being used effectively to alert staff, members, and guests of emergencies, call for assistance, or paging.
- Elevator Modernization ($200,000) – Using these funds to update the two elevators at OPC will not only make them run more efficiently and safely, it will also ensure that we can continue to get service on them now and in the future.
- RTU 3 Re-Zoning ($30,000) – After the phase II HVAC installation it was realized how many different types of spaces RTU 3 was servicing. Re-Zoning will allow each of those spaces to have an air mixture that is best for the type of use in that space.
- Contingency for Emergencies ($150,000) – Even with proper maintenance, unexpected breakdowns happen in a facility over 20 years old, particularly one with a variety of activities and thus equipment. The allocation of a contingency is prudent, in order to meet these unexpected challenges without impacting the rest of the budget.

Equipment

- New Computers / Microsoft 365 upgrades / IT Infrastructure ($15,000) – based on the recommendation of the OPC's contracted IT support company, Global Solutions; a plan was put in place for Microsoft 365 upgrade and continued IT infrastructure updates to keep all systems running smoothly.
- Exercise Bikes ($20,000) – Half of the exercise bikes in the cycle room are up for replacement to function properly and safely during cycling fitness classes.

Funding

Per the Interlocal Agreement which created the organization, the OPC is prohibited from issuing debt or borrowing from private institutions; normally organizations will issue debt to cover large and infrequent capital expenditures. Accordingly, funds needed to pay for any capital improvements and equipment must be generated by OPC operations, either from annual operational savings, grant funding, fundraising, or use of fund balance.

Several projects and equipment needs are related to the OPC's Transportation program. Funding from the OPC's allocation of the County-wide public transit millage will be used to support these needs.

Rochester Hills – Oakland – Rochester Older Persons' Commission
Fiscal Year 2027 Budget Resolution

Whereas pursuant to Public Act 621 of 1978 (as amended by P.A. 493 or 2000), the Uniform Budgeting and Accounting Act for Local Governments, it is the responsibility of the Older Persons' 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 2027 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 2027 (October 1, 2026 – September 30, 2027).
3) Notice of a public hearing on the proposed budget was published on the OPC Website on June 5, 2026 and a public hearing on the proposed budget was held by the OPC Board of Directors on June 25, 2026.
4) The OPC Board of Directors (Board) adopts the all funds budget for the OPC for the fiscal year beginning October 1, 2026, with total estimated revenues of $9,163,100, which includes a General Fund budget of $5,035,600, and a Transportation Fund budget of $4,127,500.
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.