



500 West Big Beaver  
Troy, MI 48084  
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## CITY COUNCIL AGENDA ITEM

Date: January 2, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Robert Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Requests to Make Unconditional Offers and to Institute Court Action if Necessary, Rochester Road, Barclay to Trinway, Project No. 02.206.5

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### **History**

Based on a very short time frame, the City has acquired some but not all of the needed right of way, permanent easements, and temporary construction and grading permits for the Rochester Road, Barclay to Trinway Project no. 02.206.5. While negotiations are still on going with many of the property owners, City Administration is requesting City Council's approval of an expedited process in order to meet the mandates for the funding of the project.

Typically, staff negotiates with the owners and presents signed Conditional Purchase Agreements to City Council for approval, acceptance and compensation authorization. All of the properties have been appraised for the City by independent certified real estate appraisers Andrew Boettcher or Michael Kurschat. As our timelines have shrunk, and to ensure the project is kept on schedule City Administration requests that City Council authorize unconditional offers based on the appraisal report prepared for the City. These appraisal reports were reviewed as required by Federal Regulations.

In addition to the appraised values, City Administration is also seeking approval to pay closing and associated costs, which would cover any required additional appraisals, mortgage subordination applications, processing fees and costs to record documents with Oakland County Register of Deeds. The proposed resolutions provide a not to exceed amount for each of the parcels remaining for the Rochester Road project. If the parties are not able to reach an agreement within this not to exceed amount, the resolutions also provide City Administration with the authority to initiate a condemnation case.

### **Financial**

Eighty percent of all acquisition costs will be reimbursed from Federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

City Staff is asking for authorization to make unconditional offers for right of way, permanent easements and/or temporary permits to the following property owners for the listed not to exceed compensation amounts and closing costs:

Parcel #	PROPERTY OWNER	PROPERTY ADDRESS	SIDWELL	TYPE OF ACQUISITION			COMPENSATION (A) & CLOSING COSTS(CC)
				Permit	Partial Fee	Permanent Easement	
57&58	MNK Troy 1, LLC	4396 & 4516 Rochester	20-14-301-031 20-14-152-001			X	\$18,800 (A) \$8,000 (CC)
61	Bradley Square Association	4564 Rochester	20-14-151-042			X	\$26,900 (A) \$8,000 (CC)
65	Nima Group, LLC	4690-4700 Rochester	20-14-102-040	X	X	X	\$32,603 (A) \$8,000 (CC)
66	Long Lake Development Company	4770 Rochester	20-14-102-047			X	\$36,834 (A) \$8,000 (CC)
67	Thanasas Properties, LLC	4780 Rochester	20-14-102-006			X	\$26,504 (A) \$8,000 (CC)
68	NGM Holdings, LLC	4792 Rochester	20-14-102-048	X		X	\$22,998 (A) \$8,000 (CC)
69	TLC Associates	4810 Rochester	20-14-102-044			X	\$51,145 (A) \$8,000 (CC)
70	Banks Vacuum Corp	4830 Rochester	20-14-102-001			X	\$2,588 (A) \$8,000 (CC)
74	Beck, Paul R & Carol S	4932 Rochester	20-14-101-003	X			\$805 (A) \$750 (CC)
82	Leong, Michael & Diana	5174 Rochester	20-11-351-003		X	X	\$39,201 (A) \$8,000 (CC)
83	Mesanovic, Sead	5184 Rochester	20-11-351-002		X	X	\$28,171 (A) \$8,000 (CC)
85	Cassani, Craig	5232 Rochester	20-11-301-010	X		X	\$12,600 (A) \$8,000 (CC)
88	Micallef, Joseph	5366 Rochester	20-11-301-014		X	X	\$85,000 (A) \$8,000 (CC)
89	Krajcev, Kostadin & Renee	5380 Rochester	20-11-301-012		X	X	\$65,466 (A) \$10,000 (CC)
90	Svetlana Goren	4379 Rochester	20-15-428-017			X	\$6,447 (A) \$8,000 (CC)
91	Cinader, Daniel C., Cinader Timothy M., Goodall, Joseph A. & Jill A.	Vacant	20-15-428-011			X	\$8,000 (A) \$8,000 (CC)
94	Miclea, Dorel & Nicoleta	4527 Rochester	20-15-252-046			X	\$11,136 (A) \$8,000 (CC)
95	Savaya, Sarmad & Christina	996 Eckford	20-15-252-045			X	\$11,277 (A) \$8,000 (CC)
99	Sohi, Jasnayak	Vacant	20-15-251-013			X	\$7,500 (A) \$8,000 (CC)
100	Sohi, Davinder & Jasdeep	4651 Rochester	20-15-251-012			X	\$7,500 (A) \$8,000 (CC)
102	Troy Landmark Properties, LLC	4755 Rochester	20-15-201-047		X	X	\$95,205 (A) \$10,000 (CC)
103	McDonald's Corp., #210206	48919 Rochester	20-15-201-036			X	\$40,169 (A) \$8,000 (CC)

104	DB Troy, LLC	4845 Rochester	20-15-201-030			X	<b>\$8,280 (A)</b> <b>\$8,000 (CC)</b>
106	Kroger Co. of Michigan	4889 Rochester	20-15-201-049		X	X	<b>\$103,291 (A)</b> <b>\$12,000 (CC)</b>
123	Briggs Park Condominium Association	Various Rochester	20-14-308-005			X	<b>\$32,400 (A)</b> <b>\$8,000 (CC)</b>
124	Piriaino, Anthony & Lynne	967 Longfellow	20-15-428-016			X	<b>\$11,305 (A)</b> <b>\$8,000 (CC)</b>

### **Recommendation**

City Administration recommends that City Council approve the proposed resolutions for each of the individual properties still needed for the project.

### **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.