



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

Date: February 3, 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

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 the project.

Typically, staff negotiates with the owners and presents signed Conditional Purchase Agreements to City Council for approval, acceptance and compensation authorization. All 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 appraisal reports 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 for the amount presented in the good faith offer, the resolutions also provide City Administration with the authority to initiate a condemnation case.

Parcel #107 will require the acquisition of a stand alone building on the property and relocating the existing business. The easement area extends into the footprint of the building which requires acquisition of the entire structure. At a later date, a request for demolition costs and a refund of business relocation costs will be presented to City Council.

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 and permanent easements to the following property owners for the listed compensation amounts and not-to-exceed closing costs:

Parcel #	PROPERTY OWNER	PROPERTY ADDRESS	SIDWELL	TYPE OF ACQUISITION		COMPENSATION (A) & CLOSING COSTS(CC)
				Partial Fee	Permanent Easement	
77	5024 Rochester, LLC	5016-5024 Rochester	20-11-351-008	X		\$58,400 (A) \$8,000 (CC)
80	Kings Row Center of Troy, LLC	5054-5120 Rochester	20-11-351-013	X		\$186,173 (A) \$15,000 (CC)
97	Deepak Alagesan & Jayamala Subramani	4573 Rochester	20-15-251-032	X	X	\$70,100 (A) \$8,000 (CC)
107	DOCA, LLC	4915 Rochester	20-15-201-040	X	X	\$221,000 (A) \$20,000 (CC)

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.