



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 13, 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: Authorization of Compensation, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Parcel #75, Sidwell #88-20-14-101-048, Barnes Real Estate Holding Co., LLC

History

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Barnes Real Estate Holding Co., LLC signed a Regrading and Temporary Construction Permit for the property identified by Sidwell #88-20-14-101-048.

The property is an improved commercial property zoned NN-L, Neighborhood Node. It is located at the southeast corner of Rochester and Long Lake roads.

Financial

An appraisal report was prepared by Michael Kurschat, ASA, M.S.F., MAI, a State of Michigan Certified General Real Estate Appraiser. The report was reviewed by Andrew Boettcher, MBA, a State of Michigan Certified General Real Estate Appraiser.

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.

Recommendation

Staff recommends that City Council authorize compensation for the regrading and temporary construction permit in the amount of \$14,412.00 and closing costs not to exceed \$1,000.

Legal Review

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

REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT

Sidwell # 88-20-14-101-048
Project # 02.206.5
Parcel #75

Barnes Real Estate Holding Co., LLC, a Michigan Limited Liability Company Grantor(s), whose address is: 1000 Enterprise Drive, Allen Park, MI 48101, for and in consideration of the sum of Fourteen Thousand, Four Hundred, Twelve and no/100 Dollars (\$14,412.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, hereinafter called the CITY, whose address is 500 West Big Beaver Road, Troy, Michigan, hereby grants to the CITY, during the construction of and for a period of six (6) Months after completion of Rochester Road Improvement Project #02.206.5, the right to move men, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

SEE ATTACHED EXHIBIT "A"

IN FURTHER CONSIDERATION, the premises so disturbed by reason of the exercise of any of the foregoing powers, shall be reasonably restored to its original condition by the City.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representative, successors, and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signatures(s) this _____ day of _____, 2025.

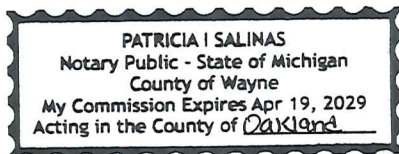
BARNES REAL ESTATE HOLDING CO., LLC,
A Michigan Limited Liability Company

Ken Carson
* _____

* _____ (L.S.)

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 13th day of March 2025, by Ken Carson, Barnes Real Estate Holding Co., LLC, a Michigan Limited Liability Company



Patricia I. Salinas
Notary Public, Wayne, County, Michigan
Acting in Oakland County, Michigan
My Commission Expires April 19, 2029

Prepared by: Patricia A. Petitto
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver Road
Troy, MI 48084

1/24/2025 12:48 PM

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Piggott, Robert

REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT

EXHIBIT "A"

PARCEL 75

DESCRIPTION TAKEN FROM TAX ROLL.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-14-101-048

PART OF THE NORTHWEST 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS LOTS 1 & 2 OF "ROCHESTER ROAD FARMS", AS RECORDED IN LIBER 60, PAGE 22, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT

A 10' WIDE AREA DESCRIBED AS:

PART OF LOTS 1 & 2 OF "ROCHESTER ROAD FARMS", AS RECORDED IN LIBER 60, PAGE 22, OAKLAND COUNTY RECORDS, CITY OF TROY, OAKLAND COUNTY, MICHIGAN:

BEGINNING AT A POINT ON THE WEST LINE OF LOT 1, BEING 45.13' SOUTHERLY FROM THE NORTHWEST CORNER OF LOT 1; THENCE ALONG THE SAID WEST LINE OF LOT 1, 179.87 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE 10.00' ALONG THE SOUTH LINE OF SAID LOT 2; THENCE ALONG A LINE PARALLEL WITH THE WEST LINE OF LOTS 1 AND 2, 189.90 FEET; THENCE 14.16' SOUTHWESTERLY TO THE POINT OF BEGINNING.

CONTAINS 1,849 SQUARE FEET.

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 01/24/15		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1 OF 2

REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT

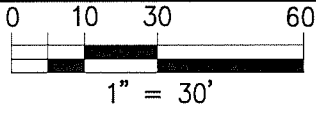


EXHIBIT "B" PARCEL 75

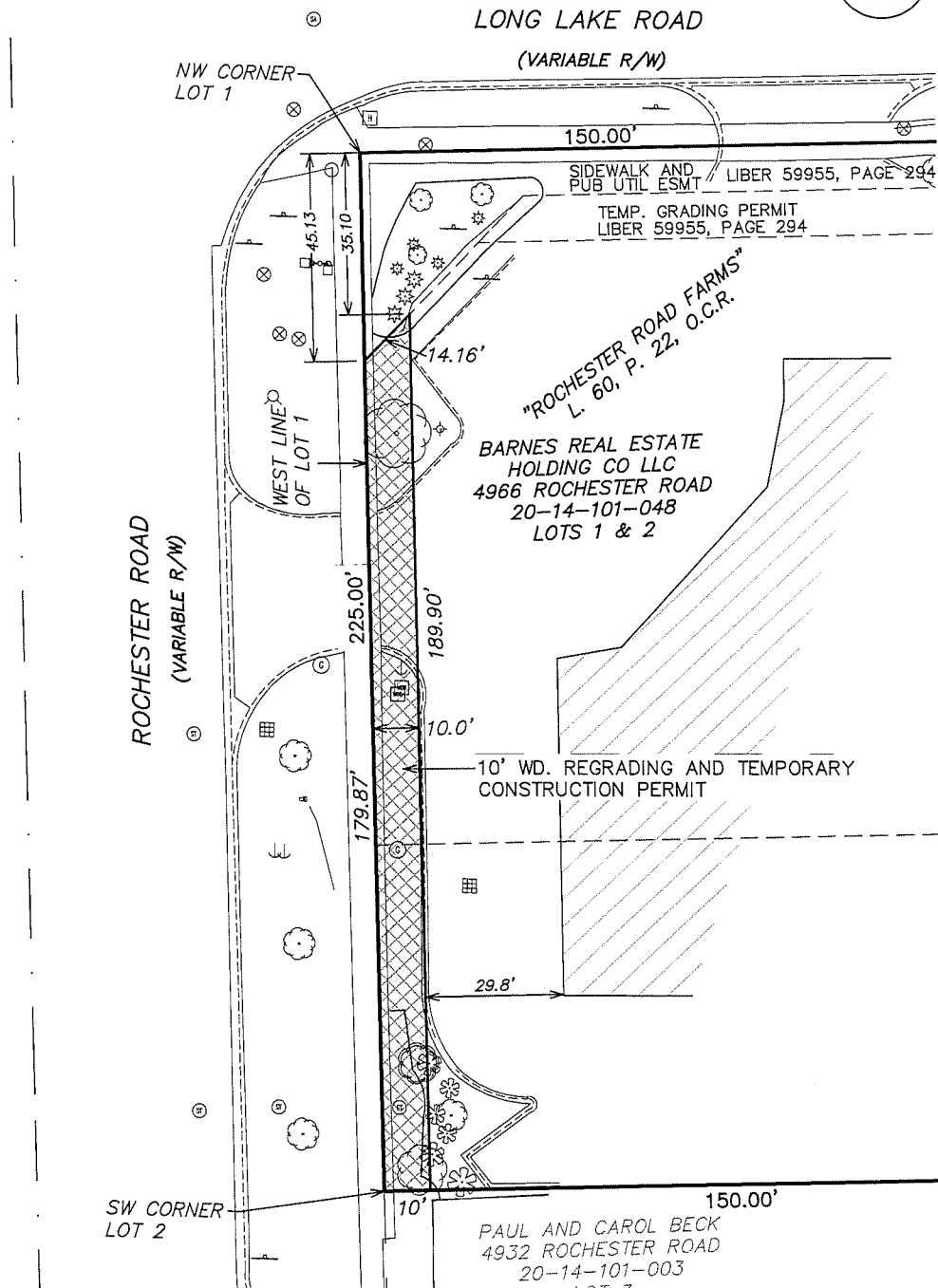


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Piggott, Robert



TOTAL PROPERTY = 33,750 SQ. FT.
REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT = 1,849 SQ. FT.

LEGEND:

REGRAIDING AND TEMPORARY CONSTRUCTION PERMIT

JOB NO. 20160715 DATE 01/24/15	HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. P.O. BOX 824 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcenr.com	SHEET NO. 2 OF 2
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