



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: May 9, 2025

To: Frank Nastasi, City Manager

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

Subject: Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-11-226-027

History

The City of Troy received federal funding for the Transportation Alternative Program (TAP) to improve non-motorized transportation. Staff identified several areas within the City to address sidewalk and pathway gaps.

The City received a permanent easement for public roadways, public utilities and sidewalks, and a temporary grading permit from Holy Trinity Romanian Orthodox Church, owner of the property located on the south side of Square Lake, west of John R, and identified by Sidwell #88-20-11-226-027.

Financial

As required by Federal regulations, an appraisal report was prepared by Susan P. Shipman, MAI, and reviewed by Michael T. Williams, MAI, both Michigan Certified General Appraisers. The total compensation amount is \$60,654.00 and itemized below:

Type	Compensation Amount
Permanent Easement	\$58,488.00
Temporary Grading Permit	\$2,166.00
TOTAL FOR #88-20-11-126-027	\$60,654.00

Funds are budgeted for and available in the Capital Projects Fund, Project Code 2025C0108, Account #401.444.989.246035.

Recommendation

Staff recommend that City Council accept the permanent easement and approve a compensation amount of \$60,654.00 for the permanent easement and temporary grading permit. Staff also requests approval for closing and recording costs not to exceed \$2,000.

Legal Review

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



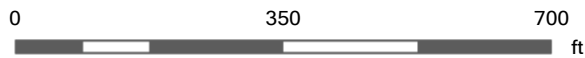
GIS Online



Legend

Tax Parcels

Tax Parcel



Print Date: 5/9/2025



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.



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Troy, MI 48084
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Acceptance of Offer

The undersigned accept(s) the City of Troy's offer of \$60,654.00 for the property rights described in the City of Troy's offer letter dated March 12, 2025

Signature: Dumitru Poicu Signed Date: 05/05/2025

Signatory Name: Dumitru Poicu

Signatory Title: Board of Directors President

Witness Signature: M. Manga Witness Date: 05/05/2025

Witness Name: Marius Manga

**PERMANENT EASEMENT
FOR PUBLIC ROADWAYS, PUBLIC UTILITIES, & SIDEWALKS**

Sidwell #88-20-11-226-027 (pt)

Holy Trinity Romanian Orthodox Church, a Michigan Ecclesiastical Corporation, Grantor, whose address is 1840 E. Square Lake Rd., Troy, Michigan 48085, for and in consideration of the sum of: Fifty Eight Thousand Four Hundred Eighty-Eight and no/100 Dollars (\$58,488.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee, as part of the TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace public roadways, public utilities, and sidewalks, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except upon the City of Troy's approval and provided the proposed improvements do not interfere with the use, operation, maintenance, repair and replacement of the public roadways, public utilities, and sidewalks in the easement area shown on the attached Exhibit A.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 5th day of MAY A.D. 2025.

Holy Trinity Romanian Orthodox Church, a Michigan Ecclesiastical Corporation

By: *Dimitrie Puiu*
Signature

By: *Dimitrie Puiu*
Printed Name & Title

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 5th day of MAY, 2025, by Dimitrie Puiu, President of the Board of Directors of Holy Trinity Romanian Orthodox Church.

VICTORIA E. DOBREANU
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 28, 2028
ACTING IN COUNTY OF OAKLAND

Victoria E. Doboreanu
Notary Public, OAKLAND County, Michigan
Acting in OAKLAND County, Michigan
My Commission Expires SEP 28, 2028

Prepared by:
Andrew Ketchum, Right of Way Specialist
Egis -- Consultant for the City of Troy
48797 Alpha Drive, Suite 130
Wixom, MI 48393

When Recorded Return To:
City Clerk, City of Troy
500 West Big Beaver
Troy, MI 4808

RECEIVED
CITY OF TROY
PLANNING DEPARTMENT
JAN 14 2014
10:14 AM

EASEMENT DESCRIPTIONS

Exhibit "A"

PARCEL DESCRIPTION (88-20-11-226-027)

A parcel of land being a part of the NE 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the NE corner of said Section 11; thence N 89°50'00" W 660.00 feet to the Point of Beginning; thence South 714.61 feet; thence S 89°41'38" W 669.79 feet; thence N 00°14'15" W 720.16 feet; thence S 89°50'00" E 672.75 feet to the Point of Beginning.

Contains 481,550 square feet or 11.055 acres (GROSS), 459,349.25 square feet or 10.545 acres (NET).

PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the NE 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

The South 27.0 feet of the North 60.0 feet of the above described parcel.


Contains 18,164.25 square feet or 0.417 acres of land, more or less. Subject to all easements and restrictions of record, if any.

TEMPORARY GRADING EASEMENT

A parcel of land being a part of the NE 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

The South 5.0 feet of North 65.0 feet of the above described parcel.

Contains 3363.75 square feet or 0.077 acres of land, more or less. Subject to all easements and restrictions of record, if any.

EASEMENT DESCRIPTION		SCALE		
PART OF THE NE 1/4 SECTION 11		SHEET		
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.		6		
PARCEL ID #88-20-11-226-027		OF 6		
DATE	CITY	CITY OF TROY	0128-24-0030	
03/04/2025				
34000 Plymouth Road Livonia, MI 48150 P (734) 522-6711 F (734) 522-6427 WWW.OHM-ADVISORS.COM				
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EASEMENT SKETCH

Exhibit "A"

SQUARE LAKE RD.

SOUTH 714.61'

EX. 33' ROW

S 89°50'00" E 672.75'

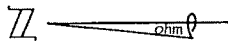
88-20-11-226-027
HOLY TRINITY ROMANIAN ORTHODOX CHURCH
1840 E SQUARE LAKE RD.
TROY, MI 48085

60'
65'

27' PERMANENT PATHWAY ESMT.

5' TEMP. GRADING ESMT.

N 00°14'15" W 720.16'



0 35' 70' 140'

SCALE: 1" = 70'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- ▨ PERM. PATH EASEMENT
- ▨ TEMP. GRADING EASEMENT

EASEMENT SKETCH

PART OF THE NE 1/4 SECTION 11
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.
PARCEL ID #88-20-11-226-027

SCALE
H. 1"=70'
SHEET
5
OF 6



DATE: 03/04/2025 DRA: CITY OF TROY JOB: 0128-24-0030
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TEMPORARY GRADING EASEMENT

Sidwell # 88-20-11-126-027 (pt)

Holy Trinity Romanian Orthodox Church, a Michigan Ecclesiastical Corporation, Grantor(s), whose address is: 1840 E. Square Lake Rd., Troy, MI 48085, for and in consideration of the sum of Two Thousand One Hundred Sixty-Six and no/100 Dollars (\$2,166.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, hereinafter called the Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, hereby grants to the Grantee, during the construction of and for a period of six (6) Months after completion of TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), a temporary grading easement and the right to move workers, 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 EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

IN FURTHER CONSIDERATION, premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

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 1 signatures(s) this 5th day of MAY, 2025.

Holy Trinity Romanian Orthodox Church, a Michigan Ecclesiastical Corporation

By: Dimitru Puiu
Signature

By: Dimitru Puiu
Printed Name

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COUNTY OF OAKLAND }

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NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 28, 2028
ACTING IN COUNTY OF OAKLAND

Victoria E. Dobrea
Notary Public, OAKLAND County, Michigan
Acting in OAKLAND County, Michigan
My Commission Expires SEP 28, 2028

Prepared by:
Andrew Ketchum, Right of Way Specialist
Egis – Consultant for the City of Troy
48797 Alpha Drive, Suite 130
Wixom, MI 48393

Return to:
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500 West Big Beaver
Troy, MI 48084

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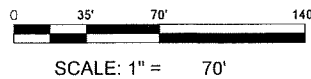
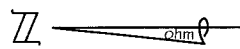
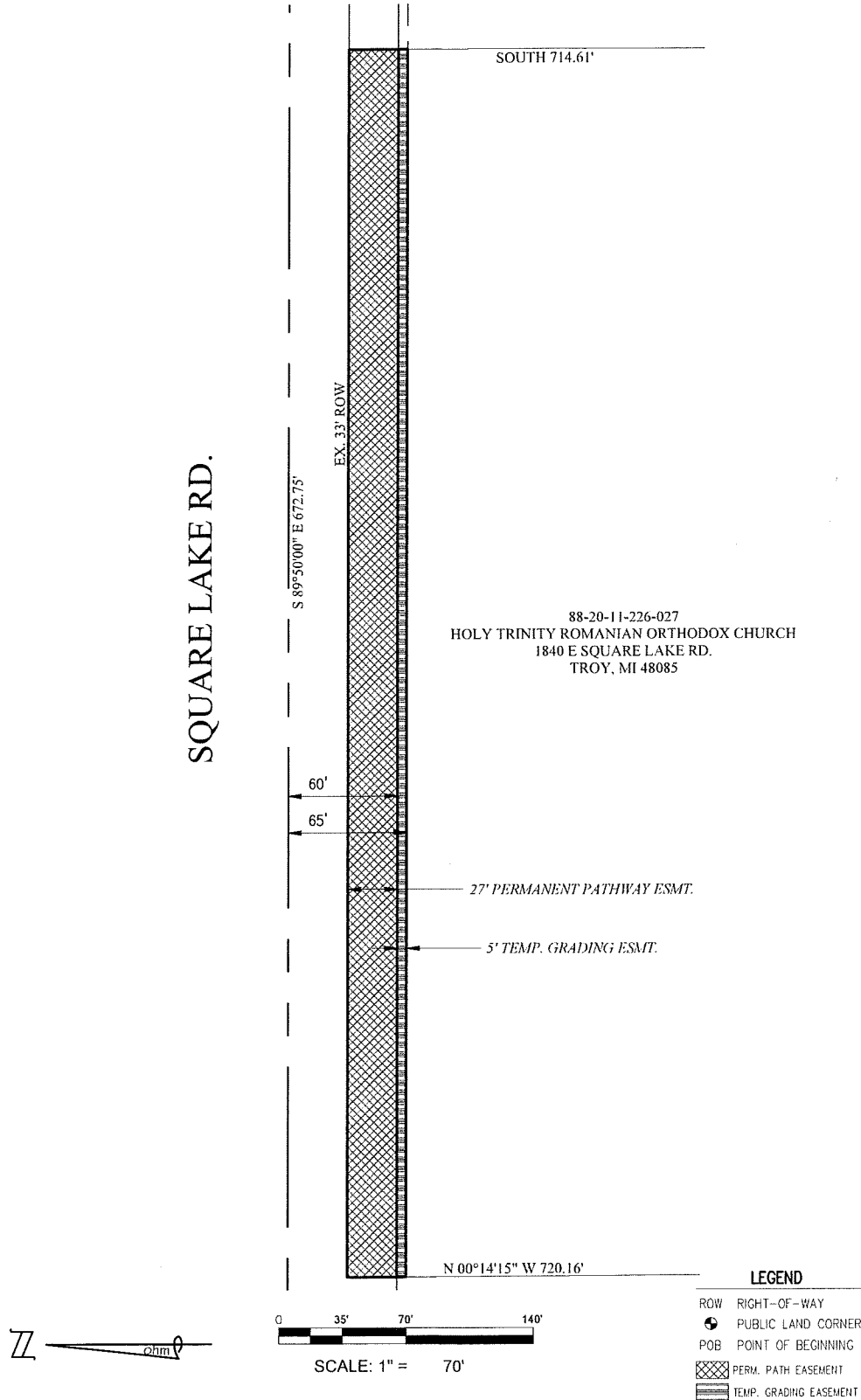
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EASEMENT SKETCH

Exhibit "A"



LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

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