



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: May 15, 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 #88-20-11-226-031

---

### **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 Troy Bowl Bar, LLC, owner of the property located on the south side of Square Lake, west of John R, and identified by Sidwell #88-20-11-226-031.

### **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 \$58,464.00 and itemized below:

Type	Compensation Amount
Permanent Easement	\$56,376.00
Temporary Grading Permit	\$2,088.00
<b>TOTAL FOR #88-20-11-226-031</b>	<b>\$58,464.00</b>

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 \$58,464.00 for the permanent easement and temporary grading permit. Staff also requests approval for closing and recording costs not to exceed \$4,000.

### **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



0 150 300  
ft

Print Date: 5/15/2025



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.

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

Sidwell #88-20-11-226-031 (pt)

Troy Bowl Bar LLC, a Michigan Limited Liability Company, Grantor, whose address is 1950 E. Square Lake Rd., Troy, Michigan 48085, for and in consideration of the sum of: Fifty Six Thousand Three Hundred Seventy-Six and no/100 Dollars (\$56,376.00) 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, though, 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 his signature(s) this 15<sup>th</sup> day of May, 2025  
A.D. 2025.

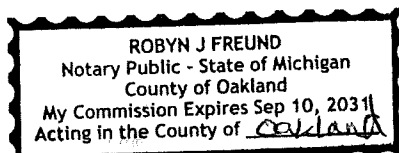
Troy Bowl Bar LLC, a Michigan Limited Liability Company

By: [Signature]  
Signature

By: Jeff Forman, President  
Printed Name & Title

STATE OF MICHIGAN }  
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 15 day of May, 2025, by Jeffrey Forman,  
owner of Troy Bowl Bar LLC, a Michigan Limited Liability Company



[Signature]  
Notary Public, Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 9/10/2031

# EASEMENT DESCRIPTIONS

Exhibit "A"

## PARCEL DESCRIPTION (88-20-11-226-031)

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 312.00 feet to the Point of Beginning; thence N 89°50'00" W 348.00 feet; thence South 510.45 feet; thence N 89°41'38" E 348.00 feet; thence North 505.00 feet to the Point of Beginning.

## 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 9395.9 square feet or 0.216 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 5.00 feet of the North 65.0 feet of the above described parcel.

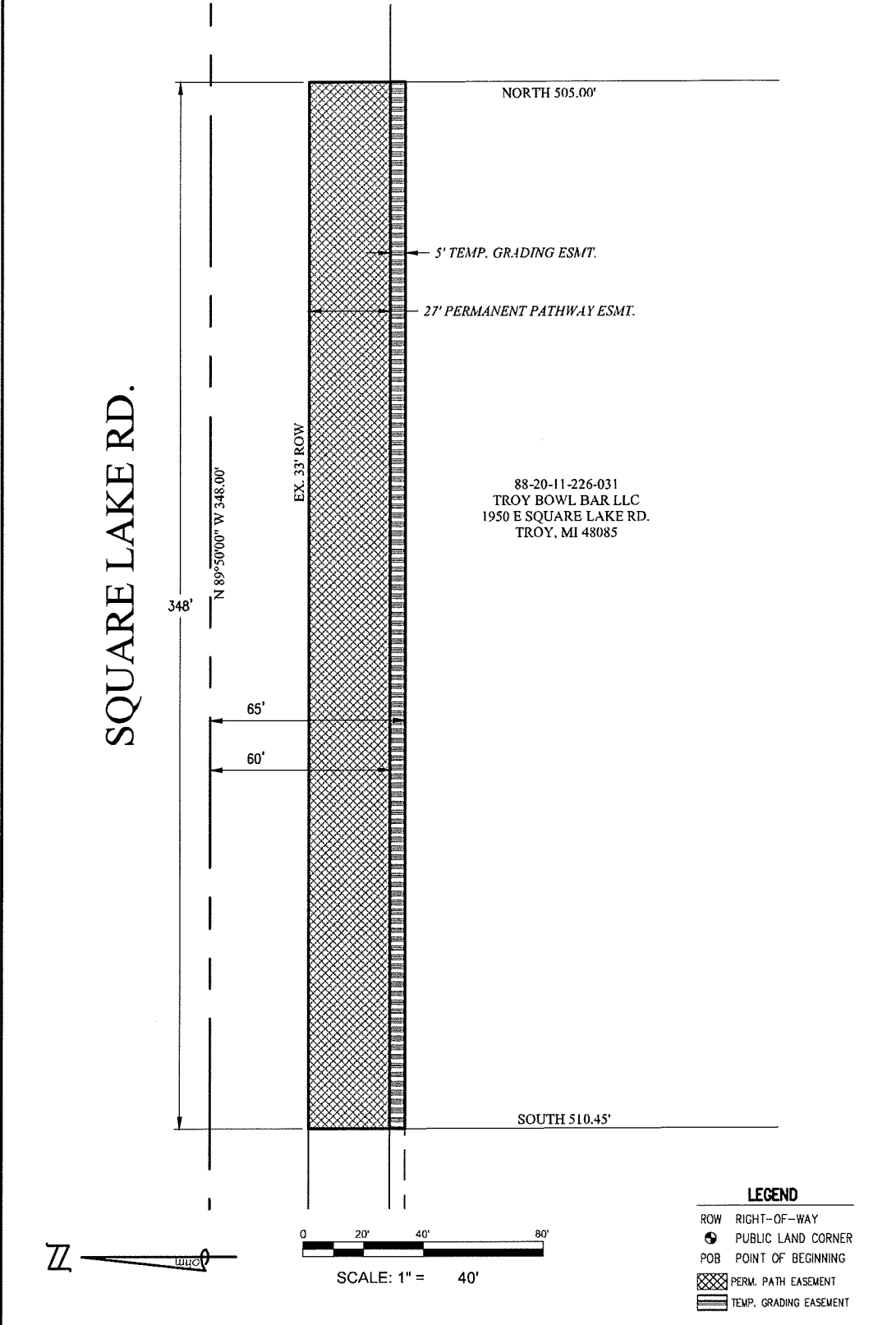
Contains 1739.9 square feet or 0.040 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>EASEMENT DESCRIPTION</b>			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 #88-20-11-226-031			OF 5
DATE	CITY	COUNTY	
11/08/2024	CITY OF TROY		0128-24-0030
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM			
COPYRIGHT 2024 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM			



EASEMENT SKETCH

Exhibit "A"



EASEMENT SKETCH			SCALE
PART OF THE NE 1/4 SECTION 11			1"=40'
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.			SHEET
PARCEL ID 88-20-11-226-031			5
DATE	CITY	CLIENT	OF 5
11/04/2024	CITY OF TROY	0128-24-0030	
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM			
COPYRIGHT 2024 OHM ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF OHM AND THE SAME MAY NOT BE DUPLICATED, DISTRIBUTED, OR DISCLOSED WITHOUT PRIOR WRITTEN CONSENT OF OHM			



TEMPORARY GRADING EASEMENT

Sidwell # 88-20-11-226-031 (pt)

Troy Bowl Bar LLC, a Michigan Limited Liability Company, Grantor(s), whose address is: 1950 E. Square Lake Rd., Troy, MI 48098, for and in consideration of the sum of Two Thousand Eighty-Eight and no/100 Dollars (\$2,088.00) 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 his signature(s) this 15<sup>th</sup> day of May, 2025.

Troy Bowl Bar LLC, a Michigan Limited Liability Company

By: [Signature]

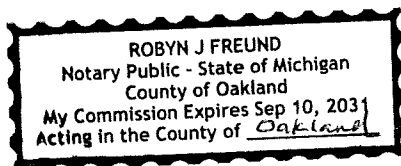
Signature

By: Jeff Forman, President

Printed Name & Title

STATE OF MICHIGAN }  
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 15 day of May, 2025, by Jeffrey Forman, owner of Troy Bowl Bar LLC, a Michigan Limited Liability Company.



[Signature]  
Notary Public Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 9/10/2031

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

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 48084



## EASEMENT DESCRIPTIONS

Exhibit "A"

### PARCEL DESCRIPTION (88-20-11-226-031)

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 312.00 feet to the Point of Beginning; thence N 89°50'00" W 348.00 feet; thence South 510.45 feet; thence N 89°41'38" E 348.00 feet; thence North 505.00 feet to the Point of Beginning.

### 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 9395.9 square feet or 0.216 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 5.00 feet of the North 65.0 feet of the above described parcel.

Contains 1739.9 square feet or 0.040 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>EASEMENT DESCRIPTION</b>		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 #88-20-11-226-031		OF 5
DATE 11/08/2024	CITY CITY OF TROY	JOB # 0128-24-0030
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
COPYRIGHT 2024 OHM ALL RIGHTS RESERVED. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF OHM IS PROHIBITED.		

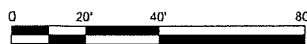
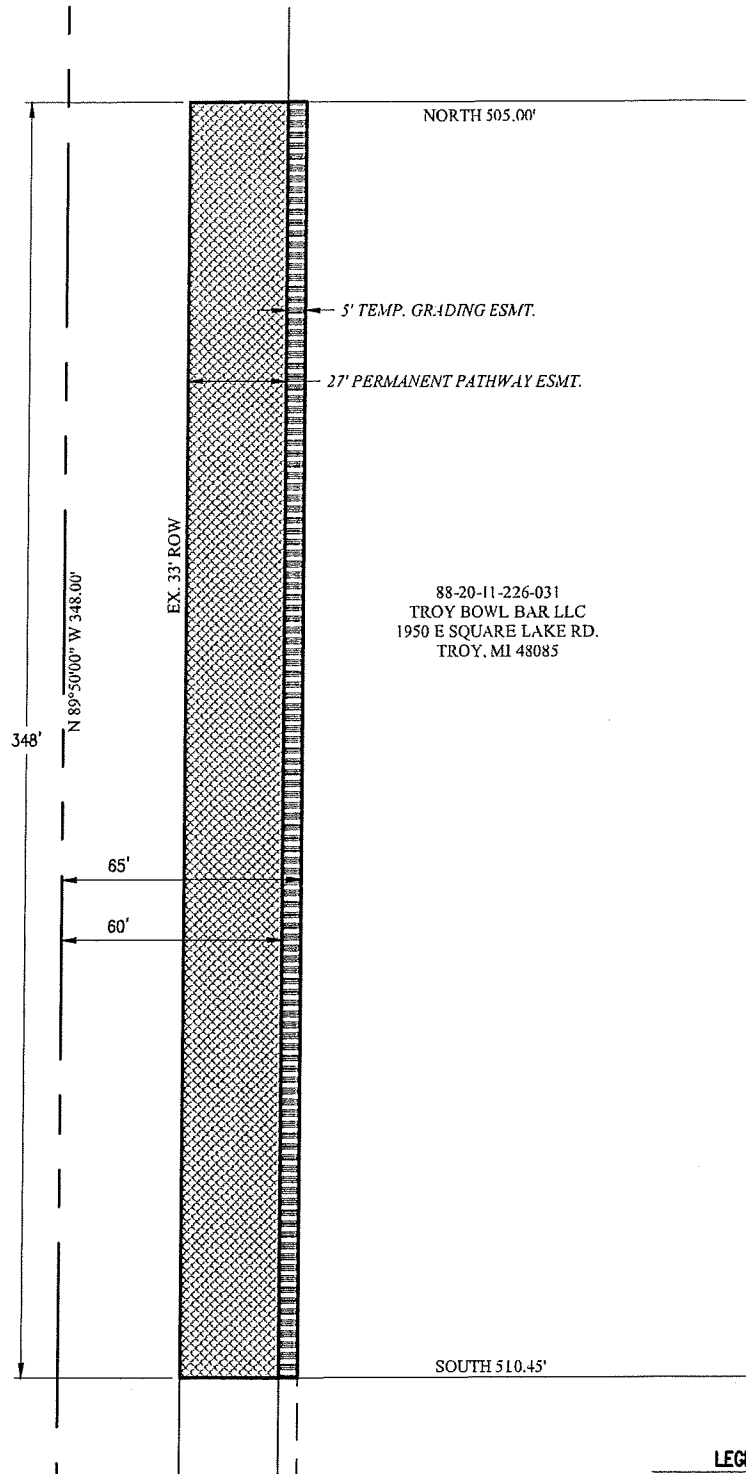




# EASEMENT SKETCH

Exhibit "A"

SQUARE LAKE RD.



SCALE: 1" = 40'

## 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 #88-20-11-226-031

SCALE

1" = 40'

SHEET

5

OF 3



DATE 11/04/2024	CITY OF TROY	JOB # 0128-24-0030
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
©2024 OHM ADVISORS LLC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF OHM ADVISORS LLC. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT OF OHM ADVISORS LLC.		