



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 17, 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 #95, Sidwell #88-20-15-252-045, Sarmad Najib Savaya and Christina Savaya

History

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Sarmad Najib Savaya and Christina Savaya signed a Permanent Easement for Public Utilities and Public Service Facilities as owners of the property identified by Sidwell #88-20-15-252-045.

The parcel is an improved residential property zoned R-1C, One Family Residential located on the south corner of Eckford and Rochester roads.

City Council previously authorized compensation and if necessary condemnation proceedings (Resolution #2025-01-009-J-10r). Staff has continued to work with the property owners and addressed concerns and relevant conditions presented by the owners that were not addressed in the original appraisal report and impact compensation due to the owners.

Financial

Staff have researched and corroborated the information presented by the owners and concur that certain additional landscape and physical features on the property should be compensated. Staff believe that it is reasonable, prudent and in the public interest to accept a negotiated compensation of \$25,000 for the permanent easement.

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 \$25,000 and closing costs not to exceed \$8,000.

Legal Review

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



Notes:
 Project #02.206.5
 Rochester Road Improvement
 Parcel #95, Savaya



**PERMANENT EASEMENT
FOR PUBLIC UTILITIES &
PUBLIC SERVICE FACILITIES**

Sidwell #88-20-15-252-045
Resolution #

Sarmad Najib Savaya and Christina Savaya, husband and wife, whose address is 996 Eckford, Troy, MI 48085 for and in consideration of the sum of: Twenty-Five Thousand and 00/100 Dollar (\$25,000) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF

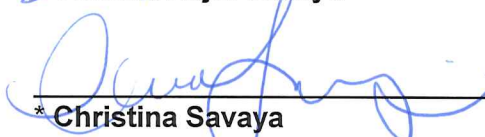
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading and/or replacement thereof.

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

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 THEIR signature(s)
this 15TH day of MARCH, 2025.


_____(L.S.)
* **Sarmad Najib Savaya**


_____(L.S.)
* **Christina Savaya**

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15TH day of MARCH, 2025, by Sarmad Najib Savaya and Christina Savaya, husband and wife.



* **PATRICIA A. PETITTO**
Notary Public, OAKLAND County, Michigan
My Commission Expires DECEMBER 31, 2026
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

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Piggott, Robert

UTILITY EASEMENT

EXHIBIT "A"

PARCEL 95

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208608 AND DATED JUNE 24, 2022.

PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-15-251-045

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOT 27, EXCEPT THE WEST 170 FEET, AND THE NORTH 50 FEET OF LOT 28, EXCEPT THE WEST 170 FEET, ALSO EXCEPT THE EAST 15 FEET OF BOTH LOTS, STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLAT, OAKLAND COUNTY RECORDS.

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


DESCRIPTION OF UTILITY EASEMENT

THE EAST 12.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

LOT 27, EXCEPT THE WEST 170 FEET, AND THE NORTH 50 FEET OF LOT 28, EXCEPT THE WEST 170 FEET, ALSO EXCEPT THE EAST 15 FEET OF BOTH LOTS, STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLAT, OAKLAND COUNTY RECORDS.

CONTAINS 1,568 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 02/15/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1 OF 2

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Piggott, Robert

UTILITY EASEMENT

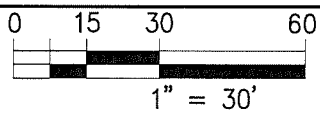
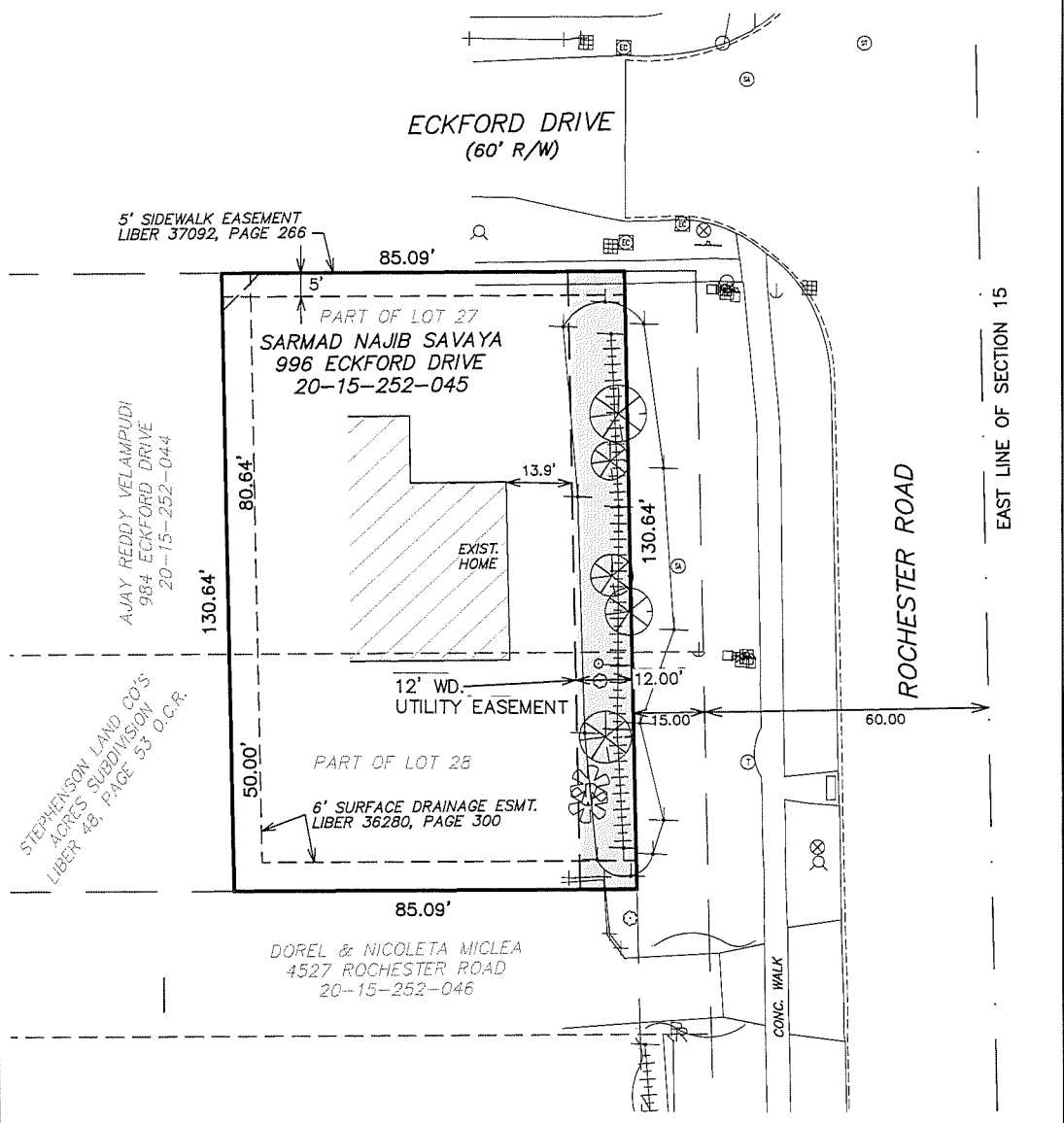


EXHIBIT "B"
PARCEL 95



TOTAL PROPERTY = 11,115.3+- SQ. FT.
 UTILITY EASEMENT = 1,568 SQ. FT.

LEGEND:
 UTILITY EASEMENT

JOB NO.
20160715
 DATE
02/15/23



555 HULET DRIVE
 BLOOMFIELD HILLS, MICH. P.O. BOX 824
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SHEET NO.
2
 OF **2**