

CITY COUNCIL MINUTES - Draft

J-4 Standard Purchasing Resolutions:

July 8, 2013

- a) Standard Purchasing Resolution 8: Best Value Award – Sale of Real Estate – 3545 Rochester Road and Colebrook

Resolution #2013-07-125-J-4a

RESOLVED, That a contract to sell surplus real estate parcel located at 3545 Rochester Road and identified with Sidwell #88-20-277-027, is hereby **AWARDED** to the highest bidder, Petrit Skenderaj, for \$181,000.00, as listed on the attached bid tabulation opened June 21, 2013, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FURTHER RESOLVED, That the Engineering Department may **EXPEND** the necessary funds for title insurance and recording, to be taken from the proceeds of said sale, to close and record this real estate parcel; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** a Warranty Deed on behalf of the City of Troy to be delivered at closing; and

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** said Warranty Deed, including all attachments, at the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.

CLOSEOUT SHEET

REQ #	BID NAME	ORIGINATING DEPT.		BID OPENING DATE	TAB REVIEWED	COUNCIL AGENDA DATE
N/A	13-6 Sale of Property 3545 Roch. Rd.	ENG.		6-21-13	6-21-13	7-8-13
NOTICE OF AWARD MAILED		BID DEPOSIT CHECKS RETURNED	WITH POSTING OF AWARD	INSURANCE OK PER RISK MANAGER	BONDS CLEARED	DATE P.O. ENTERED
		7-10-13	7-10-13	N/A	N/A	N/A
DATE P.O. MAILED	DOCS SCANNED	PERFORMANCE MEASURES				
N/A		7-10-13				

- | | | | |
|----------|---------------------------|----------|---------------------------------------|
| 1 _____ | MANDATORY REQUISITION | 15 _____ | LATE BIDS WITH LETTER |
| 2 _____ | OLD BID FORM | 16 _____ | "NO BID" LETTERS |
| 3 _____ | BID SPECS | 17 _____ | BID PROPOSALS |
| 4 _____ | BID PREPARATION CHECKLIST | 18 _____ | BROCHURES |
| 5 _____ | INSURANCE REVIEW | 19 _____ | WRITTEN BID TAB |
| 6 _____ | ORIGINAL BID FORM | 20 _____ | TYPED BID TAB (3 OR MORE) |
| 7 _____ | NOTES | 21 _____ | DOWNLOAD HISTORY FOR COUNCIL |
| 8 _____ | DEPARTMENT APPROVAL | 22 _____ | MEMO FROM DEPT |
| 9 _____ | CONFIRMATION FROM BIDNET | 23 _____ | LETTER WITH COPIES OF RETURNED CHECKS |
| 10 _____ | ADDENDUM (IF APPLICABLE) | 24 _____ | NOTICE OF AWARD |
| 11 _____ | NEW VENDORS | 25 _____ | COPY OF P.O. |
| 12 _____ | DOWNLOAD HISTORY | 26 _____ | COVER SHEET WITH COUNCIL RESOLUTION |
| 13 _____ | POSTING NOTICE | | |
| 14 _____ | BLANK BIDS | | |

INSURANCE COMMENTS: INSURANCE CERTIFICATE EXPIRES: _____

OTHER COMMENTS:

FILE READY FOR CLOSEOUT _____

INITIALS

MaryBeth Murz

From: Larysa Figol
Sent: Monday, August 05, 2013 4:31 PM
To: Steve A Pallotta; Timothy L Richnak; Nino A Licari; Steven J Vandelta
Cc: Kimberly A Harper; Laura D Campbell; Kurt Bovenslap; William J Huotari; MaryBeth Murz
Subject: Transfer of Ownership - 3545 Rochester Road

Please be advised that the City is no longer the owner of 3545 Rochester Road – Sidwell # 88-20-22-227-027. We closed on the property this afternoon.

Building Maintenance: Please ensure that all utilities are taken out of the City's name. We are no longer responsible for any maintenance on the property.

DPW: The City is no longer responsible for any maintenance on the property.

Assessing: Please note change of ownership – a PTA will be delivered to your office.

City of Troy

Larysa Figol, SR/WA | Sr. Right-of-Way Representative | Engineering Dept. | Voice: +1 248 524 3580 | Email: lfigol@troymt.gov | Fax: +1 248 524 1638

CHASE

CARRIER'S CHECK

9439507517

28.3

Date 06/21/2013

440

Remitter MGM RESTORATION SERVICES

Pay: EIGHTEEN THOUSAND ONE HUNDRED DOLLARS AND 00 CENTS

Pay To The CITY OF TROY
Order Of

\$ *****18,100.00 *****

Memo

B.d Surety 3545 Rochester Rd

Note: For information only. Comment has no effect on bank's payment.

JPMORGAN CHASE BANK, N.A.

Michael Anderson

Senior Vice President
JPMorgan Chase Bank, N.A.
Columbus, OH

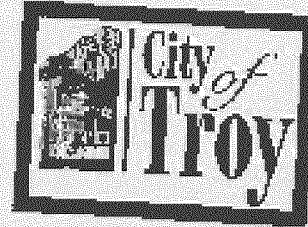
⑈9439507517⑈ ⑆044000037⑆ 758661328⑈

Buyer's check
Petrit Skendera

Closing date: 8-2-2013

500 W. Big Beaver
Troy, MI 48064
(248) 524-3300

The City of Tomorrow...



...Today

July 10, 2013

RE: Return of Bid Sale Surety Check
Sale of Property 3545 Rochester Road
ITB-COT 13-16

Mr. John Kennedy
4374 Clarke Drive
Troy, MI 48065

Dear Mr. Kennedy,

Enclosed you will find your bid (sale) surety check #612193 in the amount of \$15,100.00 dated June 19, 2013, which is being returned in accordance with the specifications for ITB-COT 13-16, Sale of Property 3545 Rochester Road and as per the City Council Meeting date of July 8, 2013. The Troy City Council approved the sale of the above mentioned property to be sold to the highest bidder, Petrit Skenderaj in the amount of \$181,000.00.

Bid results are posted on the MITN Website at www.mtn.info. Thank you for your participation in this bidding process.

VERIFY THE AUTHENTICITY OF THIS MULTITONE SECURITY DOCUMENT

CASHIER'S CHECK

000612193

DATE 6/19/13

*****15,100 DOLLARS AND 00 CENTS

Dollars

\$ *****15,100.00

CITY OF TROY

00019/28606 000612193

Drawer: Comerica Bank

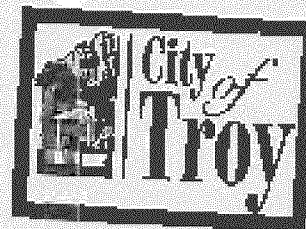
Authorized Signature

REMITTER

"000612193" #072000096# 1852538444"

500 W. Big Beaver
Troy, MI 48064
(248) 524-3300

The City of Tomorrow...



...Today

July 10, 2013

RE: Return of Bid Sale Surety Check
Sale of Property 3545 Rochester Road
ITB-COT 13-16

Mr. Mark C. Smith
3622 Rochester Road
Troy, MI 48063

Dear Mr. Smith,

Enclosed you will find your bid (sale) surety check #21749466 in the amount of \$14,300.00 dated June 21, 2013, which is being returned in accordance with the specifications for ITB-COT 13-16, Sale of Property 3545 Rochester Road and as per the City Council Meeting date of July 8, 2013. The Troy City Council approved the sale of the above mentioned property to be sold to the highest bidder, Petrit Skenderaj in the amount of \$181,000.00.

Bid results are posted on the MITN Website at www.mjtn.info. Thank you for your participation in this bidding process.

VERIFY THE AUTHENTICITY OF THIS MULTI-TONE SECURITY DOCUMENT. CHECK BACKGROUND AREA CHANGES COLOR GRADUALLY FROM TOP TO BOTTOM.

FIFTH THIRD BANK **CASHIER'S CHECK** **21749466**

Pay to the Order of: City of Troy **June 21, 2013**

Amount: FOURTEEN THOUSAND THREE HUNDRED DOLLAR US DOLLARS **\$14,300.00**

Drawn on: Fifth Third Bank, Kentucky, Inc. Transaction Number: 572060348
Lexington, KY Cost Center: 1207

Memo: Purchased by: Mark C Smith

The purchase of a Surety Bond may be required before any Cashier's Check on this bank will be replaced or refunded in the event it is lost, misplaced, or stolen.

[Signature]
Authorized Signature

⑈ 21749466 ⑆ ⑆ 062101190 ⑆ 008264953 ⑆

THE ORIGINAL DOCUMENT HAS A WHITE REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO SEE THE MARK WHEN CHECKING THE ENDORSEMENTS.

Messages are being sent to the companies you selected to notify of the information just published at [ProtonMail](#). [Click here](#) to turn off this notification on your computer until you see "Thanks Complete - Rev. m

Any errors should occur, print and fax this page to Bellamy (800) 721-3038 immediately. Then call your Technical Support Department at (800) 455-4900.

Living Habitat: *Pinus* *Quercus*

Standing Email Message: Expires 07/02/2013 1:00:47 AM		
A LAND CONSTRUCTION INC	alan@landcon.com	Successful
Account Reconciliation Inc	denkh@postusermty.com	Successful
ACS, Inc	erick@acsbp.com	Successful
Agrium Advances Technologies	dipalan@agrium.com	Successful
All Type Truck and Trailer Repair Inc	helenyouch@alltypetruckrepair.com	Successful
AmeriBid	steve@ameribid.com	Successful
Anglin Oil	doug@angloil.com	Successful
AVANTE ENTERPRISES, LLC	alex@avantepart.com	Successful
B & B Wholesale Supply	barndy@bbwholesale.net	Successful
Bayview Electric Company, LLC	ndavis@bayviewelectric.com	Successful
Bestick Truck Center	john@bestick.com	Successful
Brooks Solving, Inc	al-henry@brooksolving.com	Successful
CBRE	reider.jansen@cbre.com	Successful
Chick's Dryclean & Alterations, LLC	gumth@chicksdryclean.com	Successful
CSWecor, Inc.	david@cswe.com	Successful
D & B Construction Inc.	glen@dbconstruction.com	Successful
Dan's Excavating, Inc.	joseph@dansexcav.com	Successful
Defin Development Consultants	rumon@defin.com	Successful
Direct Fitness Solutions	tyr@directfitness.com	Successful
Discreet Contractors, Inc	maria@discreetcontractors.com	Successful
ESD Associates, LLC	arbit@esdassociates.com	Successful
eTide Agency	janice@etideagency.com	Successful
Far Development, Inc	laur@fardevelopment@yahoo.com	Successful
Gardensbay Property Solutions LLC	adri@gardensbay.com	Successful
Harkin Electric Company	owen@harkin.com	Successful
Home Is Inc	djohn@harpinc.net	Successful
Homeowner	john@homeowner@yahoo.com	Successful
Hubbel, Ruff & Clark, Inc.	patrick@hrc.com	Successful
IGN, LLC	aj@ign.com	Successful
IRR Wheeland-Roads Associates, LLC	james@irr.com	Successful
J. Hanks Boards, Inc.	clank@jhs.com	Successful
John T. Kennedy Insurance Agency, LLC	jtkennedy@comcast.net	Successful
JR Group LLC	jv@jrgroup.com	Successful
Kirk Landscaping	trish@kirklandscaping.com	Successful
Kings Wedding Music	clack@kingsweddingmusic.com	Successful
Koppel Construction LLC	stephen@koppel.com	Successful
LandArt Inc	patrick@landart.com	Successful
LEAF TIRE SERVICE INC.	PLESLIE@MTNIRRES.COM	Successful
Mancini Property Maintenance	mancini@comcast.com	Successful
Maneu Construction Inc.	jeff@maneu.com	Successful
MCM Maintenance Inc.	mike@mcma.com	Successful
Michigan Motor Technology Group Inc.	april@mmtechgroup.com	Successful
Midwest Car Center Services, Inc	andrew@midwestcar.com	Successful
Midwest Surplus Equipment	brylan@midwestsurplus.com	Successful
Myers Copy	Erin.Bachler@myers.com	Successful
Noble Data Holdings Limited Michigan LLC	william@noble.com	Successful
O'Keefe & Associates Consulting, LLC	john@okeefe.com	Successful
Okon Approval LLC	og@okon.com	Successful
Painters Inland Northwest, LLC	og@okon.com	Successful
Problein Tree and Shrub Service Inc.	maria@painted.com	Successful
Protein Payment Systems	patrick@protein.com	Successful
Putwell, Inc.	mtr@putwell.com	Successful
Pro Guard Flooring	adam@proguardflooring.com	Successful
Professional Building Maintenance	jane@probuilding.com	Successful
Robert R. Davis, SFA	Robert@rrd.com	Successful
Rockworks, Inc	mary@rockworks.com	Successful
Ronco, Inc.	jenn@ronco.com	Successful
Russ Auction Group, LLC	ron@russauctiongroup.com	Successful
S.J. Landscaping, Inc.	hondaweb@sjland.com	Successful
Scot Construction and Mechanical	laura@scotm.com	Successful

[illegible]



CITY COUNCIL AGENDA ITEM

Date: June 24, 2013

To: Brian Kischnick, City Manager

From: MaryBeth Murz, Purchasing Manager
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right of Way Representative

Subject: Standard Purchasing Resolution 8: Best Value Award – Sale of Real Estate –
3545 Rochester Road and Colebrook

History

- On April 8, 2013, City Council authorized the Engineering department, in cooperation with the Purchasing Department, to advertise and bid the sale of surplus property identified as Parcel #30, Sidwell #20-22-277-027 (CC Resolution #2013-04-075-J-12). An appraisal prepared by Terzo & Bologna, Inc. established a market value of \$127,000. The minimum bid amount for the property was set at \$127,000.
- The property located at 3545 Rochester Road at Colebrook was acquired as part of the 2010 Rochester Road Improvement project. It was previously used as a commercial site zoned CB, Community Business District. The new property footprint greatly reduced the number of parking spaces limiting the function and use of the property.
- In 2012, the owner of 2 vacant parcels to the west of the City's parcel, Mr. Petrit Skenderaj appeared before the Planning Commission for approval of a site plan to build an office building and to ultimately rezone his properties from R1-C (Residential) to CB (Community Business). His request before the Planning Commission was denied, the Commission advised that if his parcels were combined with the City's property to the east, then his application for redevelopment would have more merit.
- Mr. Skenderaj submitted a formal request to the Engineering department to purchase the property located at 3545 Rochester Road, initiating the approval from City Council to sell the City owned property.
- The bid proposal package was posted on the Michigan Inter-governmental Trade Network (MITN) website and notice of the property sale was published in the Troy-Somerset Gazette. Additionally, a sign was erected on the property advertising the sale and all parties who made previous personal inquiries to the Engineering department staff were contacted with sale details.

Purchasing

On June 21, 2013, a bid opening was conducted as required by City Charter and Code for the sale of property at 3545 Rochester Road and Colebrook. Ninety (90) vendors were notified of the bid opportunity on the Michigan Inter-governmental Trade Network (MITN) website; www.mitm.info. The bid was also sent to the Troy Chamber of Commerce. Three (3) bid responses were received. Below is a detailed vendor summary:

Companies notified via MITN	90
Troy Companies notified via MITN	2
Troy Companies notified - Active email Notification	2
Troy Companies notified - Active non-paying	0
Companies that viewed the bid	34
Troy Companies that viewed the bid	2

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. Active MITN members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. Active MITN non-paying members are responsible to monitor and check the MITN website for opportunities to do business with the City. Inactive MITN member status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.



CITY COUNCIL AGENDA ITEM

Purchasing - continued

Also note that the City reserves the right to award the bid to the highest responsible purchaser meeting specifications, or in whatever manner is deemed to be in the City's best interest; to reject the highest bid that has major deviations from the specifications, to accept a lower bid that has only minor deviations.

Financial

- The highest bid received was from Petrit Skenderaj for \$181,000. Coincidentally, Mr. Skenderaj is the owner of the abutting 2 vacant parcels to the west. The next two bids were in the amounts of \$151,000 and \$143,000. There were no exceptions included in the purchase of the property in any of the three bids.
- The Rochester Road Improvement project was funded primarily with federal funds and thus any monies received from the sale of the property must be used in accordance with federal guidelines. 23 CFR 701.403 states that "The Federal share of net income from the sale or lease of excess real property shall be used by the STD (State Transportation Department) for activities eligible for funding under title 23 of the United States Code."
- All net proceeds from this sale will be set aside to fund a federally funded transportation project in the City of Troy.
- All necessary funds for title work and recording fees will be taken from the proceeds of this sale.
- Sale of this City-owned surplus property will return the parcel to the tax roll and bring additional revenues, as well as encourage investment and business expansion.

Options

- City Council has the option to award this sale to any of the three bidders.

Recommendation

City management recommends awarding the sale of the property to the highest bidder, Petrit Skenderaj for the bid amount of \$181,000.

STANDARD PURCHASING RESOLUTION 8: BEST VALUE AWARD – SALE OF REAL ESTATE – 3545 ROCHESTER ROAD AT COLEBROOK _____

Resolution #2013-07.

RESOLVED, That a contract to sell surplus real estate parcel located at 3545 Rochester Road and identified with Sidwell #88-20-277-027, is hereby **AWARDED** to the highest bidder, Petrit Skenderaj, for \$181,000.00, as listed on the attached bid tabulation opened June 21, 2013, a copy of which shall be **ATTACHED** to the original Minutes of this meeting; and

BE IT FURTHER RESOLVED, That the Engineering Department may **EXPEND** the necessary funds for title insurance and recording, to be taken from the proceeds of said sale, to close and record this real estate parcel; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** a Warranty Deed on behalf of the City of Troy to be delivered at closing; and

BE IT FINALLY RESOLVED, That the City Clerk is hereby **DIRECTED TO RECORD** said Warranty Deed, including all attachments, at the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.

Opening Date -- 06/21/2013
 Date Prepared -- 6/21/2013

CITY OF TROY
 BID TABULATION
 SALE of PROPERTY - 3545 ROCHESTER ROAD COLEBROOK

ITB-COT 13-16

PURCHASER'S NAME:		Petril Skenders	John Kennedy	Mark C. Smith
REAL ESTATE SALE				
DESCRIPTION Tax ID# 20-26-429-045				
Property at Rochester Road and Colebrook	Offer:	\$181,000.00	\$151,000.00	\$143,000.00
Minimum Bid \$127,000.00				
Size: 98.16 x 88 ft.	Check #	9439507517	512193	21749466
	(10% of offer)	\$18,100.00	\$15,100.00	\$14,300.00
SIGNATURE PAGE:	Attached	Yes	Yes	Yes
TERMS:		As Stated	As Stated	As Stated
EMAIL ADDRESS:		emilcassey@aire.com	jtk5088@comcast.net	markcsmith@allstate.com
FORMS: (4)	Attached	Yes	Yes	Yes
EXCEPTIONS:		None	None	None
ACKNOWLEDGEMENT:	Yes or No	Yes	Yes	Yes

BOLDFACE TYPE DENOTES HIGHEST TOTAL ACCEPTABLE OFFER.

PROPOSAL: Sale of Real Estate located at 3545 Rochester Road and Colebrook

ATTEST:

Suzen Riesterer

Larysa Figel

Janet Parsons



MaryBeth Murz
 Purchasing Manager



**CITY OF TROY
REAL ESTATE SALE**

**ITE-COT 13-18
Page 5 of 7**

The undersigned proposes to purchase the property described below in accordance with the Terms and Conditions of the Sale that are to be considered an integral part of this proposal at the following price:

PURCHASER NAME(S): Petrit Skenderaj

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cleverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plate, Page 13, Oakland County Records. Except the East 22.00 feet of Lot 1 through 5, both inclusive.

The City of Troy reserves an easement for Public Utilities described as:
The West 12.00 feet of the East 34.00 feet of the following described property:
Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cleverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plate, Page 13, Oakland County Records.
Said easement contains 1,178 square feet, or 0.027 acres, more or less.

TAX I. D. #20-22-277-027

Also known as 3545 Rochester Road, Troy, MI

ZONING INCLUDING BUILDING AND USE RESTRICTIONS:

CB, Community Business District

FRONTAGE & ACCESS:

88.16 feet on Rochester Road, 88.0 feet on Colebrook. Access from Colebrook.

TOPOGRAPHY & DRAINAGE:

Essentially level

SIZE:

88.16 x 68 feet

UTILITIES:

All available

ENVIRONMENTAL CONCERNS:

None known

IMPROVEMENTS:

Single-tenant retail/office property comprised of one (1) building, concrete block and frame construction, built in 1968, 1,280 gross square feet.
Vacant

MINIMUM BID: **\$127,000.00**

I hereby offer \$ 181,000.00 for the parcel described above, subject to the terms and conditions set forth in this bid proposal including all provisions of the section entitled *Instructions, Terms, and Conditions*.

Enclosed with the bid proposal document is a bid surety in the form of a cashiers check, certified check, or money order, payable to the City of Troy in the amount of \$18,100.00, which represents ten percent (10%) of my offer. The balance of the bid will be made available within sixty (60) days of receiving written acceptance notice. I understand that if I am not the successful purchaser my bid deposit will be returned to me within the timeframes indicated on page 2 of 6.



PURCHASER NAME(S):

Petit Skënderaj



Bid Proposal
Real Estate Sale
Page 7 of 7

SIGNATURE PAGE

PRICES: Bid offer shall remain firm for 60 days or award of sale; whichever comes first, except for the successful Purchaser(s) whose bid shall remain firm through closing of the sale.

AUTHORIZED SIGNATURE(S): Petrut Skenderaj

AUTHORIZED SIGNATURE(S): _____
(All parties submitting this bid must sign above)

NOTE:

The undersigned has checked carefully the bid figures and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addenda as issued.

Tax ID: SS# 36927-7485

PURCHASER NAME(S): PETRIT SKENDERAJ

ADDRESS: 3841 DAWSON DR CITY: WARDEN STATE: MI ZIP: 48092

PHONE: 248-755-9168 FAX NUMBER: 248-629-1611

AUTHORIZED SIGNATURE: Petrut Skenderaj

TERMS: As Stated CHECK INCLUDED: \$18,100.00

EMAIL: emicaassy@fkr.com

EXCEPTIONS:

Any exceptions, substitutions, deviations, etc. from the City specifications and this proposal must be stated below. The reason(s) for the exception, substitution, deviation, etc., are an integral part of this bid offer.

I am the owner the property 970 Colebrook and is located just west of 3545 Rochester Rd. I like to join both of the property's for development purpose.

ACKNOWLEDGEMENT:

(PETRIT SKENDERAJ) certify that I have read the Instructions, Terms, and Conditions (3 pages) and that the sale documents contained herein were obtained directly from the City's Purchasing Department or MTN website, www.mtn.info and is an official copy of the Authorized Version.

AUTHORIZED SIGNATURE: Petrut Skenderaj

U.S. FUNDS: All prices quoted are to be in U. S. Currency.

EXBID ITB-COT 13-16 Real Estate Sale Real Estate Sale RochesterRdColebrook.doc



Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

~~A corporation duly organized and doing business under the laws of the State of _____ for whom _____, bearing the office title of _____, whose signature is affixed to this proposal, is duly authorized to execute contracts.~~

~~A partnership, all members of which, with addresses, is:~~

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AN INDIVIDUAL, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL

PETRIE SKENGERAJ

Petrie Skengeraj 6-20-13



CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

PETRI SKENDERAY, being duly sworn deposed, says that he/she
(Print Full Name)

is Individual. The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

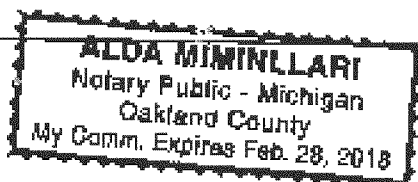
that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

Petri Skenderay
SIGNATURE OF PERSON SUBMITTING BID

[Signature]
NOTARY'S SIGNATURE

Subscribed and sworn to before me this 20th
day of June, 2013 in and for _____
Oakland County.

My commission expires:





**CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.
2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
 - a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
 - b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
 - c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2- Contracts.

☒ I am able to certify to the above statements.

Name of Agency/Company/Firm (Please Print)

PETRI SKENDERAJ

Name and title of authorized representative (Please Print)

Petrit Skenderaj

Signature of authorized representative

Date 6-20-2013

☐ I am unable to certify to the above statements. Attached is my explanation.



**VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"**

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	PETRI SKENDERAJ
Street Address	3841 JONSON DR
City	WARREN
State, Zip	MI, 48092
Corporate I.D. Number/State	
Taxpayer I.D. #	SS # 369-27-7485

The undersigned, with: 1.) full knowledge of all of Vendors business activities, 2.) full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that the Vendor is NOT an "IRAN LINKED BUSINESS" as required by MCL 129.311 et seq. and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent:

Petri Skenderaj

Printed Name of Vendor's Authorized Agent:

PETRI SKENDERAJ

Witness Signature:

Marc Berard

Printed Name of Witness:

Marc Berard

G:\BulLanguage_IranLinkedBusiness

04/30/2013





**CITY OF TROY
REAL ESTATE SALE**

ITS-COT 13-16

Page 5 of 7

The undersigned proposes to purchase the property described below in accordance with the Terms and Conditions of the Sale that are to be considered an integral part of this proposal at the following price:

PURCHASER NAME(S): John Kennedy

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cleverdale Farms" a subdivision of part of the Northeast 1/4 of Section 22, T2N, R12E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plate, Page 13, Oakland County Records. Except the East 32.00 feet of Lot 1 through 5, both inclusive.

The City of Troy reserves an easement for Public Utilities described as:
The West 12.00 feet of the East 34.00 feet of the following described property:
Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cleverdale Farms" a subdivision of part of the Northeast 1/4 of Section 22, T2N, R12E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plate, Page 13, Oakland County Records.
Said easement contains 1,175 square feet, or 0.027 acres, more or less.

TAX I.D. #20-23-377-027

Also known as 3545 Rochester Road, Troy, MI

ZONING INCLUDING BUILDING AND USE RESTRICTIONS:
CB, Community Business District

FRONTAGE & ACCESS:
98.16 feet on Rochester Road, 88.0 feet on Colebrook. Access from Colebrook.

TOPOGRAPHY & DRAINAGE:
Essentially level

SIZE:
88.16 x 88 feet

UTILITIES:
All available

ENVIRONMENTAL CONCERNS:
None known



Bid Proposal
Real Estate Sale
Page 7 of 7

SIGNATURE PAGE

PRICES: Bid offer shall remain firm for 60 days or award of sale, whichever comes first, except for the successful Purchaser(s) whose bid shall remain firm through closing of the sale.

AUTHORIZED SIGNATURE(S): John Kennedy

AUTHORIZED SIGNATURE(S): _____
(All parties submitting this bid must sign above)

NOTE:

The undersigned has checked carefully the bid figures and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addenda as issued.

Tax ID#: 367867891

PURCHASER NAME(S): John Kennedy

ADDRESS: 4774 Clark Dr CITY: Troy STATE: MI ZIP: 48065

PHONE: (248) 854-5454 (cell) FAX NUMBER: (248) 524-2220

AUTHORIZED SIGNATURE: John Kennedy

TERMS: As Stated CHECK INCLUDED: Yes - \$15,100

EMAIL: jk5099@comcast.net

EXCEPTIONS:

Any exceptions, substitutions, deviations, etc. from the City specifications and this proposal must be stated below. The reason(s) for the exception, substitution, deviation, etc., are an integral part of this bid offer.

ACKNOWLEDGEMENT:

I, John Kennedy, certify that I have read the Instructions, Terms, and Conditions (3 pages) and that the sale documents contained herein were obtained directly from the City's Purchasing Department or MITN website, www.mtn.info and is an official copy of the Authorized Version.

AUTHORIZED SIGNATURE: John Kennedy

U.S. FUNDS: All prices quoted are to be in U. S. Currency.
Grand ITS COT 13 16 Real Estate Sale, Real Estate Sale, Real Estate Sale, Real Estate Sale



CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

John Kennedy being duly sworn deposed, says that he/she
(Print Full Name)

is Individual. The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

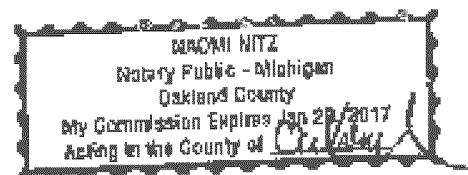
that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agree, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

John Kennedy
SIGNATURE OF PERSON SUBMITTING BID

[Signature]
NOTARY'S SIGNATURE

Subscribed and sworn to before me this 19th
day of June, 2013 in and for Oakland
County.

My commission expires:





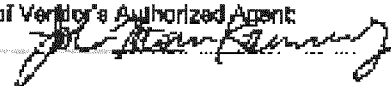
**VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"**

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	John Thomas Kennedy
Street Address	4374 Clarke Dr
City	Troy
State, Zip	MI 48065
Corporate I.D. Number/State	N/A
Taxpayer I.D. #	267867891

The undersigned, with: 1.) full knowledge of all of Vendor's business activities, 2.) full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent:



Printed Name of Vendor's Authorized Agent:

John Thomas Kennedy

Witness Signature:



Printed Name of Witness:

Maria Nitz

G3 BidLanguage_IranLinkedBusiness



**CITY OF TROY
REAL ESTATE SALE**

ITB-COT 13-18

Page 5 of 7

The undersigned proposes to purchase the property described below in accordance with the Terms and Conditions of the Sale that are to be considered an integral part of this proposal at the following price:

PURCHASER NAME(S): MARK C. SMITH

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD: Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cloverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plats, Page 13, Oakland County Records. Except the East 22.00 feet of Lot 1 through 5, both inclusive.

The City of Troy reserves an easement for Public Utilities described as:
The West 12.00 feet of the East 34.00 feet of the following described property:
Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cloverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plats, Page 13, Oakland County Records.
Said easement contains 1,178 square feet, or 0.027 acres, more or less.

TAX I. D. #20-22-277-027

Also known as 3545 Rochester Road, Troy, MI

ZONING INCLUDING BUILDING AND USE RESTRICTIONS:

CB, Community Business District

FRONTAGE & ACCESS:

98.16 feet on Rochester Road, 88.0 feet on Colebrook. Access from Colebrook.

TOPOGRAPHY & DRAINAGE:

Essentially level

SIZE:

98.16 x 88 feet

UTILITIES:

All available

ENVIRONMENTAL CONCERNS:

None known

IMPROVEMENTS:

Single-tenant retail/office property comprised of one (1) building, concrete block and frame construction, built in 1968, 1,280 gross square feet.
Vacant

MINIMUM BID: \$127,000.00

I hereby offer \$ 143,000.00 for the parcel described above, subject to the terms and conditions set forth in this bid proposal including all provisions of the section entitled *Instructions, Terms, and Conditions*.

Enclosed with the bid proposal document is a bid surety in the form of a cashiers check, certified check, or money order, payable to the City of Troy in the amount of \$ 14,300.00, which represents ten percent (10%) of my offer. The balance of the bid will be made available within sixty (60) days of receiving written acceptance notice. I understand that if I am not the successful purchaser my bid deposit will be returned to me within the timeframes indicated on page 2 of 6.



PURCHASER NAME(S):



Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

~~A corporation duly organized and doing business under the laws of the State of _____ for whom _____, bearing the office title of _____, whose signature is affixed to this proposal, is duly authorized to execute contracts.~~

A partnership, all members of which, with addresses, is:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AN INDIVIDUAL, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL:

MARK C. Smith

A handwritten signature in dark ink, appearing to read "Mark C. Smith", written over a horizontal line.



CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT.

TO WHOM IT MAY CONCERN:

MARK C. SMITH, being duly sworn deposed, says that he/she
(Print Full Name)

Is MARK C. SMITH The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agreed, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or effort or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

[Signature]
SIGNATURE OF PERSON SUBMITTING BID

[Signature]
NOTARY'S SIGNATURE

Senifer Dolandchani

Subscribed and sworn to before me this 21st
day of June, 2013 in and for _____
Oakland County.

My commission expires:

January 23, 2017

Senifer Dolandchani
Notary Public
for the State of Michigan
Commission Expires January 23, 2017
Oakland



CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state, or local agency;
2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
 - a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
 - b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
 - c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2-Contracts.

☒ I am able to certify to the above statements.

Name of Agency/Company/Person (Please Print)

Name and title of authorized representative (Please Print)

Signature of authorized representative

Date

6/2/13

☐ I am unable to certify to the above statements. Attached is my explanation.

City Purchasing Forms Instructions/Certification regarding debarment (2).doc



**VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"**

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	
Street Address	
City	
State, Zip	
Corporate I.D. Number/State	
Taxpayer I.D. #	

The undersigned, with: 1.) full knowledge of all of Vendor's business activities, 2.) full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent:

Printed Name of Vendor's Authorized Agent:

Witness Signature:

Printed Name of Witness:

G:\BullLanguage_IranLinkedBusiness



EXHIBIT "A"

Parcel: 20-22-277-027

Address: 3545 Rochester Road, Troy, MI

Description of Parcel:

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 20-22-277-027)

Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cloverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plats, Page 13, Oakland County Records.
Except the East 22.00 feet of Lot 1 through 5, both inclusive.

Size: 98.16 x 88 feet

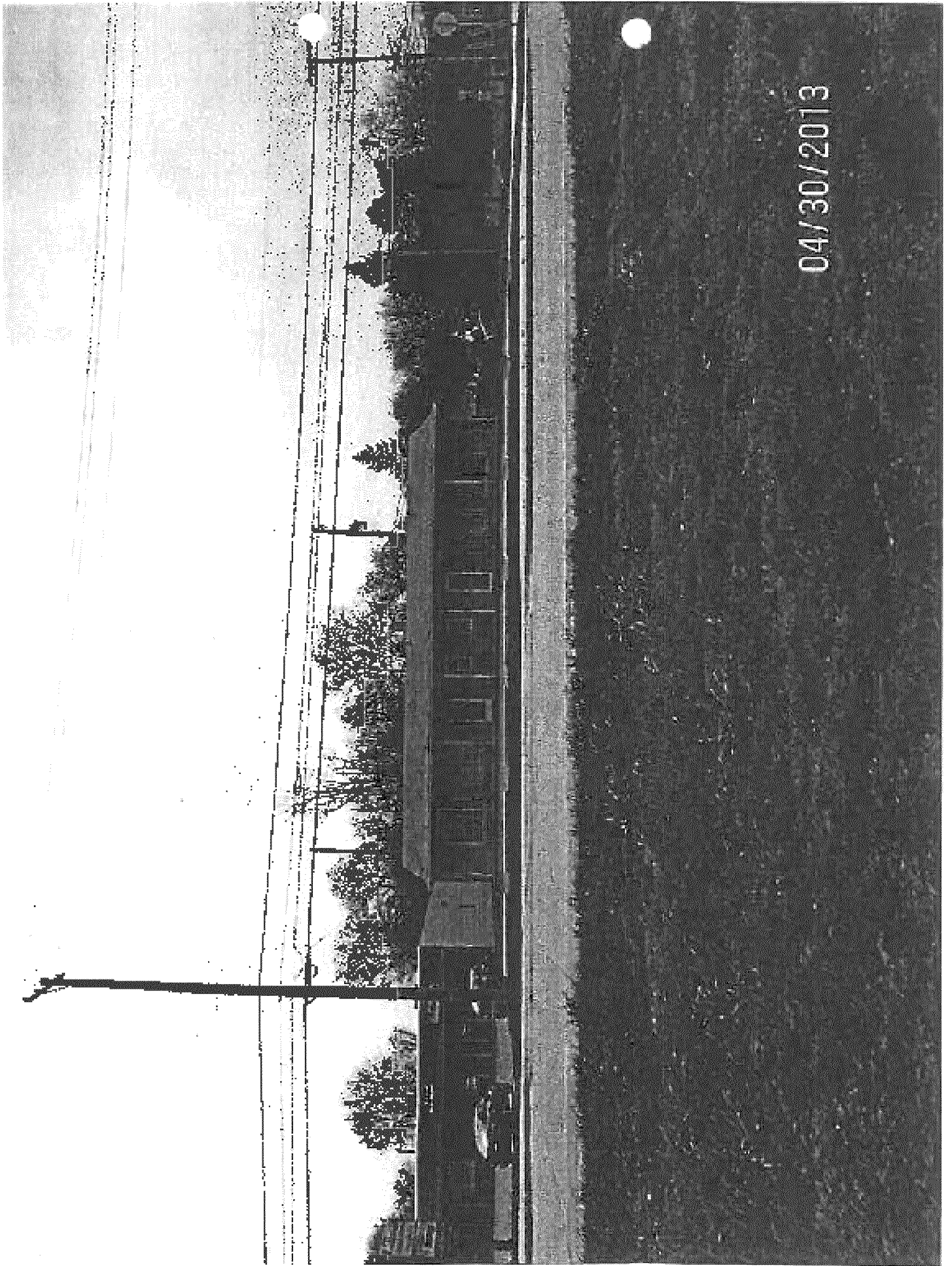
Subject to reservations, restrictions, and easements of record, if any.

Also known as Sidwell No. 20-22-277-027.

DESCRIPTION OF PUBLIC UTILITY EASEMENT

The West 12.00 feet of the East 34.00 feet of the following described property: Lot 1 through 5, both inclusive, including the adjoining one-half of the vacated public alley at the rear thereof, "Cloverdale Farms" a subdivision of part of the Northeast $\frac{1}{4}$ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 33 of Plats, Page 13, Oakland County Records.
Said easement contains 1,178 square feet, or 0.027 acres, more or less.

04/30/2013





04/30/2013

Opening Date -- 06/21/2013
Date Prepared --

CITY OF TROY
BID TABULATION
3545 ROCHESTER ROAD

ITB-COT 13-16

VENDOR NAME:		Mark C. Smith	John Kennedy
Check #		2174966	
Amount		\$14,300	15,100.00
REAL ESTATE SALE			
DESCRIPTION	Tax ID# 20-26-429-045	PRICE	PRICE
Property at Rochester road and Colebrook, I offer:		\$143,000	\$151,000
<u>Minimum Bid \$127,000.00</u>			
Size: 98.16 x 86 ft.	Check # (10% of offer)		
SIGNATURE PAGE:	Attached		
TERMS:		As Stated	As Stated
EMAIL ADDRESS:			
FORMS	Attached	Legal 03/21/13	
EXCEPTIONS:		Non-Call	
		Debar	
		Iran	
ACKNOWLEDGEMENT:	Yes or No		

PROPOSAL: Sale of real estate located at Rochester Road and Colebrook.

ATTEST:



For the City of Troy



MaryBeth Murz
Purchasing Manager

Opening Date - 06/21/2013
Date Prepared --

CITY OF TROY
BID TABULATION
3545 ROCHESTER ROAD

ITB-COT 13-16

VENDOR NAME:		Petrit Skenderaj	
Check #			
Amount		18,100.	
REAL ESTATE SALE			
DESCRIPTION	Tax ID# 20-26-429-045	PRICE	PRICE
Property at Rochester road and Colebrook		181,000	
<u>Minimum Bid 5127,000.00</u>			
Size: 98.16 x 88 ft		Check #	
		(10% of offer)	
SIGNATURE PAGE:		Attached	
TERMS:		As Stated	
EMAIL ADDRESS:		As Stated	
FORMS		Legal Stat	
EXCEPTIONS:		Attached Mon. Coll	
		Declar	
		Irrev.	
ACKNOWLEDGEMENT:		Yes or No	

PROPOSAL: Sale of real estate located at Rochester Road and Colebrook.

ATTEST:

MaryBeth Murz
Purchasing Manager