



CITY COUNCIL ACTION REPORT

August 9, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Steven J. Vandette, City Engineer
Patricia A. Petitto, Real Estate Consultant, Greenstar & Associates, LLC *pat*

SUBJECT: Request for Approval of Purchase Agreement, John R Road Improvements, Square Lake Road to South Boulevard – Project No. 02.204.5 – Parcel #42 – Sidwell #88-20-02-279-069 – John G. Pappageorge and Dianne Cristina Pappageorge

Background:

- In connection with the proposed improvements to John R Road, from Square Lake Road to South Boulevard, the Real Estate & Development Department received a Purchase Agreement from John G. Pappageorge and Dianne Cristina Pappageorge. This parcel is located on the west side of John R Road, between Lyster Lane and Chancery in the northeast ¼ of Section 2.

Financial Considerations:

- An appraisal was prepared by Andrew Reed, State Certified Appraiser and reviewed by Kimberly Harper, Deputy Assessor and State Licensed Appraiser, and Larysa Figol, Limited Real Estate Appraiser. Staff believes that \$23,900, plus closing costs for the acquisition of the property described in the purchase agreement is a justifiable amount for this acquisition.
- Eighty percent of these costs will be reimbursed from Federal funds. Funds for the City of Troy's share are included in the 2006-07 Major Road fund, account number 401479.7989.022045.

Legal Considerations:

- The format and content of the purchase agreement is consistent with documents previously accepted by City Council.

Policy Considerations:

- The purpose of this project is to relieve congestion, improve safety and improve the flow of traffic. (Goals I and V)

Options:

- City Management recommends that City Council approve the attached Purchase Agreement from John G. Pappageorge and Dianne Cristina Pappageorge, so that the City can proceed with the acquisition of this right-of-way.

PAP\G\MEMOS TO MAYOR & CC\Pappageorge Purchase Agreement

CITY OF TROY
AGREEMENT TO PURCHASE REALTY
FOR PUBLIC PURPOSES

The CITY OF TROY (the "Buyer"), agrees to purchase from John G. Pappageorge and Dianne Cristina Pappageorge, husband and wife (the "Sellers"), the following described premises (the "Property"):

SEE PROPOSED RIGHT OF WAY ACQUISITION DESCRIBED ON
ATTACHED EXHIBIT "A"

for a public project within the City of Troy and to pay the sum of Twenty-Three Thousand, Nine Hundred and no/100 Dollars (\$23,900) under the following terms and conditions:

1. Seller shall assist Buyer in obtaining all releases necessary to remove all encumbrances from the property so as to vest a marketable title in Buyer.
2. Seller shall pay all taxes, prorated to the date of closing, including all special assessments, now due or which may become a lien on the property prior to the conveyance.
3. Seller shall deliver the Warranty Deed upon payment of the purchase money by check drawn upon the account of the City of Troy.
4. Buyer shall, at its own expense, provide title insurance information, and the Seller shall disclose any encumbrances against the property.
5. This Agreement is binding upon the parties and closing shall occur within ninety (90) days of the date that all liens have been released and encumbrances have been extinguished to the satisfaction of the Buyer, unless extended by agreement of the parties in writing. It is further understood and agreed that this period of time is for the preparation and authorization of purchase money.
6. Buyer shall notify the Seller immediately of any deficiencies encumbering marketable title, and Seller shall then proceed to remove the deficiencies. If the Seller fails to remove the deficiencies in marketable title to Buyer's approval, the Buyer shall have the option of proceeding under the terms of this Agreement to take title in a deficient condition or to render the Agreement null and void, and any deposit tendered to the Seller shall be returned immediately to the Buyer upon demand.
7. The City of Troy's sum paid for the property being acquired represents the property being free of all environmental contamination. Although the City of Troy will not withhold or place in escrow any portion of this sum, the City reserves its rights to bring Federal and/or State and/or local cost recovery actions against the present owners and any other potentially responsible parties, arising out of a release of hazardous substances at the property.
8. Seller acknowledges that this offer to purchase is subject to final approval by Troy City Council.
9. Seller grants to Buyer temporary possession and use of the property commencing on this date and continuing to the date of closing in order that the Buyer may proceed with the public project.
10. Additional conditions, if any:

SELLER HEREBY ACKNOWLEDGES THAT NO PROMISES WERE MADE EXCEPT AS CONTAINED IN THIS AGREEMENT.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 9TH day of AUGUST, 2007.

In presence of:

Patricia Holland

Laurel Nottage

CITY OF TROY (BUYER)

Patricia A. Pettib

SELLER:

John D. Pappageorge

Dianne Cristina Pappageorge

EXHIBIT "A"

Section 2, John R Widening Project
Parcel: 88-20-02-279-069
Parcel #42

PARENT PARCEL #42 DESCRIPTION:

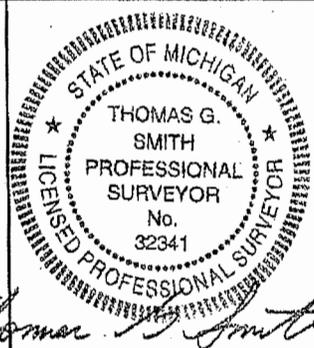
T2N, R11E, SEC 2, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS PART OF NORTHEAST 1/4 BEGINNING AT A POINT DISTANT N 00°39'12" E 1646.12 FT FROM EAST 1/4 CORNER, THENCE N 89°39'10" W 330 FT, THENCE S 55°17'42" W 78.99 FT, THENCE N 06°30'00" W 78.50 FT ALONG THE SHORE LINE OF CRYSTAL LAKE, THENCE N 53°55'29" E 130 FT, THENCE S 89°39'10" E 300 FT TO POINT ON EAST SECTION LINE, THENCE S 00°39'12" W 109.76 FT TO BEGINNING, THE EAST 33 FEET OF WHICH IS CURRENTLY BEING USED FOR ROADWAY PURPOSES. CONTAINING 0.96 ACRES.

REMAINDER PARCEL DESCRIPTION:

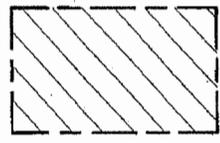
T2N, R11E, SEC 2, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS PART OF NORTHEAST 1/4 BEGINNING AT A POINT DISTANT N 00°39'12" E 1646.12 FT AND N 89°39'10" W 60 FT FROM EAST 1/4 CORNER, THENCE N 89°39'10" W 270 FT, THENCE S 55°17'42" W 78.99 FT, THENCE N 06°30'00" W 78.50 FT ALONG THE SHORE LINE OF CRYSTAL LAKE, THENCE N 53°55'29" E 130 FT, THENCE S 89°39'10" E 240 FT TO POINT ON THE WEST 60' R.O.W. LINE OF JOHN R ROAD, THENCE S 00°39'12" W 109.76 FT TO BEGINNING. CONTAINING 0.81 ACRES.

PROPOSED RIGHT OF WAY ACQUISITION:

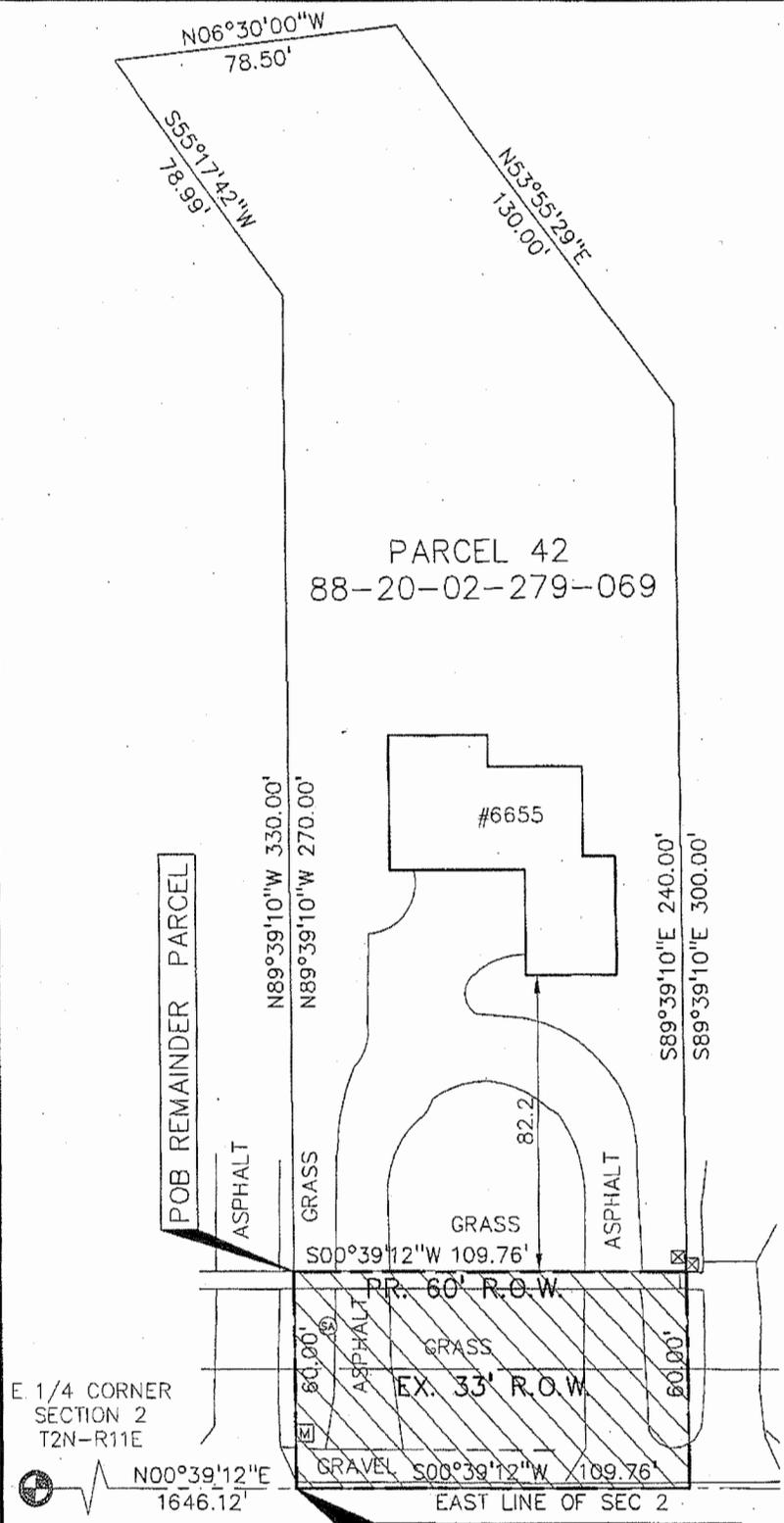
T2N, R11E, SEC 2, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS PART OF NORTHEAST 1/4 BEGINNING AT A POINT DISTANT N 00°39'12" E 1646.12 FT FROM EAST 1/4 CORNER, THENCE N 89°39'10" W 60.00 FT, THENCE N 00°39'12" W 109.76 FT, THENCE S 89°39'10" E 60.00 FT, THENCE S 00°39'12" W 109.76 FT TO THE POINT OF BEGINNING, ALSO KNOWN AS R.O.W. PARCEL #42, THE EAST 33 FEET OF WHICH IS CURRENTLY BEING USED FOR ROADWAY PURPOSES. CONTAINING 6,586 SQUARE FEET; 0.15 ACRES (GROSS) OR 2,963 SQUARE FEET; 0.07 ACRES (NET).



PARCEL 42
88-20-02-279-069



Right-of-Way Acquisition
Gross Area=6,586 sf; 0.15 AC
Net Area=2,963 sf; 0.07 AC



GRAPHIC SCALE
1" = 50'

PARCEL 42

E. 1/4 CORNER
SECTION 2
T2N-R11E



N00°39'12"E
1646.12'

POB PARENT PARCEL
POB ACQUISITION PARCEL

JOHN R ROAD (120' WIDE)

ORCHARD, HILTZ & McCLIMENT, INC.
34000 Plymouth Road
Livonia, MI, 48150 (734)522-6711



500 W. Big Beaver Rd.
Troy, Michigan 48084
(248) 524-3594
www.ci.troy.mi.us

6655 John R
Right-of-Way
Acquisition Sketch

SCALE: 1" = 50'	DRAWN BY: JRV	CHECK BY: GWC	FILE: P42-SEC2_ROW
	1-27-06	2-17-06	



Document Prepared by
Professional Engineering
Associates, Inc.

3-06
DATE 1
REV.

CONTRACT No.

STEVEN J. VANDETTE
CITY ENGINEER

SHEET No. 1 of 2
JOB No. 2002-234