

CITY COUNCIL ACTION REPORT

March 10, 2008

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 *pap*

SUBJECT: Request for Approval of Relocation Claims, John R Road Improvements
 Square Lake Road to South Boulevard – Project No. 02.204.5 – Parcel #47B
 Sidwell #88-20-02-228-037 – Charles E. Kemen, Eric Deentry & Philip Kemen

Background:

- In connection with the proposed improvements to John R Road, from Square Lake Road to South Boulevard, the Real Estate & Development Department acquired a parcel on the west side of John R Road, between Chancery and South Boulevard in the northeast ¼ of Section 2. This parcel included a 968 square foot single family home, a detached garage and a detached efficiency apartment, all of which will be demolished as part of our project. The single family home includes three male tenants. Two of the tenants have decided to move to Rochester Hills and the third tenant will be moving to Pontiac.

Financial Considerations:

- Charles E. Kemen has submitted a Relocation Claim for \$2,500, including \$1,750 for a replacement rental supplement and \$750 for moving expenses. Eric Deentry and Philip Kemen have submitted a Relocation Claim for \$5,000, including \$3,500 for a replacement rental supplement and \$1,500 for moving expenses. The replacement rental supplements are based on increased rental costs incurred for renting a comparable replacement dwelling that is decent, safe and sanitary. The moving expenses are based on the number of rooms occupied and are amounts recommended from a moving cost schedule supplied by the State of Michigan.
- Eighty percent of these costs will be reimbursed from Federal funds. Funds for the City of Troy's share are included in the 2007-08 Major Road fund, account number 401479.7989.022035.

Legal Considerations:

- The Relocation Claims are in compliance with Michigan laws and Federal regulations.

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 Relocation Claims from Charles Kemen, Eric Deentry and Philip Kemen, so that the City can proceed with the relocation of these tenants.

PAP\G\MEMOS TO MAYOR & CC\Kemen, Deentry & Kemen Relocation

RELOCATION CLAIM

RESIDENTIAL

Information required by Act 31, P.A. 1970 as amended, and Act 277
P.A. of 1972, to process payment.

DISPLACEE'S NAME

CHARLES E. KEMEN

ACQUIRED PROPERTY ADDRESS AND PHONE

*6753 JOHN R
TROY, MI 48085
(248) 765-5312*

REPLACEMENT PROPERTY ADDRESS AND PHONE

*79 LINCOLN
PONTIAC, MI 48311*

CONTROLLING DATES

DATE OF MOVE

3/10/08

DATE OF FINAL PAYMENT

DATE OF ESTIMATED JUST COMPENSATION DEPOSIT

MUST OCCUPY REPLACEMENT PROPERTY BY:

If Tenant, 12 months after date of move

DATE *3/10/09*

If Secured Owner, 12 months after date of final payment

DATE _____

If Unsecured Owner, 12 months after date of estimated just compensation deposit

DATE _____

MUST FILE CLAIM FOR PAYMENT BY:

If Tenant, 18 months after date of move

DATE *9/10/09*

If Owner, 18 months after date of move or final payment, whichever is later

DATE _____

RELOCATION PAYMENTS

Replacement Housing Supplement

- 0 -

Incidental Closing Costs

- 0 -

Increased Interest Differential

- 0 -

Replacement Rental Supplement/Purchase Down Payment

\$1,750

Moving Expenses

750

AMOUNT DUE:

\$2,500

MOVE VERIFIED BY MDOT

I/WE AGREE PAYMENT WILL BE SENT TO

79 LINCOLN, PONTIAC, MI 48311

I/WE CERTIFY THAT:

1. All information submitted is true and correct.
2. I/We have purchased or rented and occupied, or will purchase or rent and occupy, a replacement dwelling which is decent, safe, and sanitary within the standards prescribed by the Michigan Department of Transportation.
3. I/We have vacated or will vacate the state acquired property.
4. I/We have not submitted any other claim, or received reimbursement from any other source, for expenses itemized on this claim.
5. I/We agree if the amount of compensation is increased in an administrative settlement or condemnation action, the Housing Supplement shall be recalculated based upon the increased compensation award, and any overpayment in the Housing Supplement shall be deducted by the department from the final payment.
6. I/We are a legal resident of the United States.

DISPLACEE'S SIGNATURE

Charles E. Kemen

DATE

3/10/08

DISPLACEE'S SIGNATURE

DATE

I/We certify that I/we have examined this claim and the substantiating documentation and have found it to conform to the applicable State and Federal laws and the operating procedures of the Michigan Department of Transportation.

RECOMMENDED BY:

Patricia A. Petitto

DATE

3/10/08

APPROVED BY:

William J. Hoffman

DATE

3/10/08

CONTROL SECTION

EDCF 63544

JOB NO.

56246

PARCEL

#478

NAME

KEMEN

REPLACEMENT HOUSING SUPPLEMENT

a) Listing price of comparable dwelling		c) Acquisition price of state acquired dwelling	
b) Sale price of replacement dwelling		d) Lower of "a" or "b" minus "c"	
			AMOUNT DUE: <i>N/A</i>

INCIDENTAL CLOSING COSTS

Administrative fee		Mortgage Application fee	
Appraisal fee		Mortgage Insurance*	
Assumption fee		Notary fee	
Certification fee		Overnlight fee	
Closing and/or Escrow fee		Permits	
Credit Report		Processing fee	
Discount Points*		Recording fee	
Document Preparation fee		Survey fee	
Inspections		Tax Service fee	
Legal fee		Title Insurance fee**	
Loan Origination fee*		Underwriting fee	
Mobile Home Title Transfer fee**		Other	
Mobile Home Sales Tax **		Other	
* Limited to balance of existing mortgage ** limited to listing price of highest comparable			
			AMOUNT DUE: <i>N/A</i>

INCREASED INTEREST DIFFERENTIAL

Current Mortgage Balance		New Mortgage Balance	
Current Mortgage Interest Rate		New Interest Rate	
Current Mortgage Payment		New Mortgage Term	
		Mortgage Points	
			AMOUNT DUE: <i>N/A</i>

REPLACEMENT RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT

	PER MONTH	X 42 MONTHS		
a) Comparable rent + utilities			d) Rental Supplement (lower of "a" or "b" minus "c")	<i>\$6,300</i>
b) Replacement rent + utilities	<i>\$555</i>	<i>\$23,310</i>	e) Purchase Down Payment (greater of "d" or \$5,250)	<i>N/A</i>
c) Actual/Economic rent + utilities OR 30% of monthly income	<i>\$405</i>	<i>\$17,010</i>	AMOUNT DUE:	<i>\$1,750</i>

SELF MOVE - FIXED COST

# OF ROOMS	PAYMENT	# OF ROOMS OF PERSONAL PROPERTY		
1	\$550.00	<i>1</i>	Living Room	Pole Barn
2	\$800.00	<i>1</i>	Dining Room	Shed
3	\$1,050.00		Family Room	<i>1</i> Attic
4	\$1,150.00	<i>3</i>	Bedrooms	<i>1</i> Basement
5	\$1,300.00	<i>1</i>	Kitchen	Porch
6	\$1,450.00	<i>1</i>	Laundry	<i>1</i> Garage
7	\$1,625.00		Den or Office	Other
8	\$1,750.00			<i>10</i> TOTAL
Each Add. Room	\$250.00			AMOUNT DUE: <i>\$750</i>

\$2,250 ÷ 3 =

SELF MOVE - ACTUAL COST (supported by receipts)

Equipment cost		Hourly labor rate (capped at industry labor rate)	
Supply cost		AMOUNT DUE:	<i>N/A</i>

COMMERCIAL MOVE

Moving company invoice		<i>N/A</i>
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STORAGE COSTS

Monthly storage rate		X number of months (limited 12)	AMOUNT DUE: <i>N/A</i>
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RELOCATION CLAIM

RESIDENTIAL

Information required by Act 31, P.A. 1970 as amended, and Act 277
P.A. of 1972, to process payment.

DISPLACEE'S NAME ERIC DEENTRY & PHILIP KEMEN	
ACQUIRED PROPERTY ADDRESS AND PHONE 6753 JOHN TROY, MI 48085 (248) 703-3479	REPLACEMENT PROPERTY ADDRESS AND PHONE 324 WOODSIDE ROCHESTER HILLS, MI

CONTROLLING DATES

DATE OF MOVE	DATE OF FINAL PAYMENT	DATE OF ESTIMATED JUST COMPENSATION DEPOSIT
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MUST OCCUPY REPLACEMENT PROPERTY BY:

If Tenant, 12 months after date of move	DATE
If Secured Owner, 12 months after date of final payment	DATE _____
If Unsecured Owner, 12 months after date of estimated just compensation deposit	DATE _____

MUST FILE CLAIM FOR PAYMENT BY:

If Tenant, 18 months after date of move	DATE
If Owner, 18 months after date of move or final payment, whichever is later	DATE _____

RELOCATION PAYMENTS

Replacement Housing Supplement	- 0 -
Incidental Closing Costs	- 0 -
Increased Interest Differential	- 0 -
Replacement Rental Supplement/Purchase Down Payment	\$ 3,500
Moving Expenses	\$ 1,500
AMOUNT DUE:	\$ 5,000

MOVE VERIFIED BY MDOT

I/WE AGREE PAYMENT WILL BE SENT TO

6753 JOHN R, TROY, MI 48085 - CALL FIRST

I/WE CERTIFY THAT:

- All information submitted is true and correct.
- I/We have purchased or rented and occupied, or will purchase or rent and occupy, a replacement dwelling which is decent, safe, and sanitary within the standards prescribed by the Michigan Department of Transportation.
- I/We have vacated or will vacate the state acquired property.
- I/We have not submitted any other claim, or received reimbursement from any other source, for expenses itemized on this claim.
- I/We agree if the amount of compensation is increased in an administrative settlement or condemnation action, the Housing Supplement shall be recalculated based upon the increased compensation award, and any overpayment in the Housing Supplement shall be deducted by the department from the final payment.
- I/We are a legal resident of the United States.

DISPLACEE'S SIGNATURE <i>[Signature]</i>	DATE 3-10-08	DISPLACEE'S SIGNATURE <i>[Signature]</i>	DATE 3-10-08
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I/We certify that I/we have examined this claim and the substantiating documentation and have found it to conform to the applicable State and Federal laws and the operating procedures of the Michigan Department of Transportation.

RECOMMENDED BY: <i>Patricia A. Pettito</i>	DATE 3/10/08	APPROVED BY: <i>[Signature]</i>	DATE 3/10/08
CONTROL SECTION EDCF 63544	JOB NO. 56246	PARCEL #47B	NAME DEENTRY / KEMEN

REPLACEMENT HOUSING SUPPLEMENT

a) Listing price of comparable dwelling		c) Acquisition price of state acquired dwelling	
b) Sale price of replacement dwelling		d) Lower of "a" or "b" minus "c"	
			AMOUNT DUE: <i>N/A</i>

INCIDENTAL CLOSING COSTS

Administrative fee		Mortgage Application fee	
Appraisal fee		Mortgage Insurance*	
Assumption fee		Notary fee	
Certification fee		Overnight fee	
Closing and/or Escrow fee		Permits	
Credit Report		Processing fee	
Discount Points*		Recording fee	
Document Preparation fee		Survey fee	
Inspections		Tax Service fee	
Legal fee		Title Insurance fee**	
Loan Origination fee*		Underwriting fee	
Mobile Home Title Transfer fee**		Other	
Mobile Home Sales Tax **		Other	

* Limited to balance of existing mortgage ** limited to listing price of highest comparable

AMOUNT DUE: *N/A*

INCREASED INTEREST DIFFERENTIAL

Current Mortgage Balance		New Mortgage Balance	
Current Mortgage Interest Rate		New Interest Rate	
Current Mortgage Payment		New Mortgage Term	
		Mortgage Points	
			AMOUNT DUE: <i>N/A</i>

REPLACEMENT RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT

	PER MONTH	X 42 MONTHS		
a) Comparable rent + utilities			d) Rental Supplement (lower of "a" or "b" minus "c")	<i>\$9,450</i>
b) Replacement rent + utilities	<i>\$1,035</i>	<i>\$43,470</i>	e) Purchase Down Payment (greater of "d" or \$5,250)	<i>N/A</i>
c) Actual/Economic rent + utilities OR 30% of monthly income	<i>\$810</i>	<i>\$34,020</i>		AMOUNT DUE: <i>\$3,500</i>

SELF MOVE - FIXED COST

# OF ROOMS	PAYMENT	# OF ROOMS OF PERSONAL PROPERTY		
1	\$550.00	<i>1</i>	Living Room	Pole Barn
2	\$800.00	<i>1</i>	Dining Room	Shed
3	\$1,050.00		Family Room	<i>1</i> Attic
4	\$1,150.00	<i>3</i>	Bedrooms	<i>1</i> Basement
5	\$1,300.00	<i>1</i>	Kitchen	Porch
6	\$1,450.00	<i>1</i>	Laundry	<i>1</i> Garage
7	\$1,625.00		Den or Office	Other
8	\$1,750.00			<i>10</i> TOTAL
Each Add. Room	\$250.00			AMOUNT DUE: <i>\$1,500</i>

*\$2,250 ÷
3 x 2*

SELF MOVE - ACTUAL COST (supported by receipts)

Equipment cost		Hourly labor rate (capped at industry labor rate)	
Supply cost			AMOUNT DUE: <i>N/A</i>

COMMERCIAL MOVE

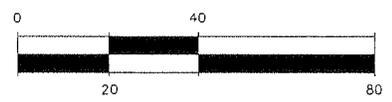
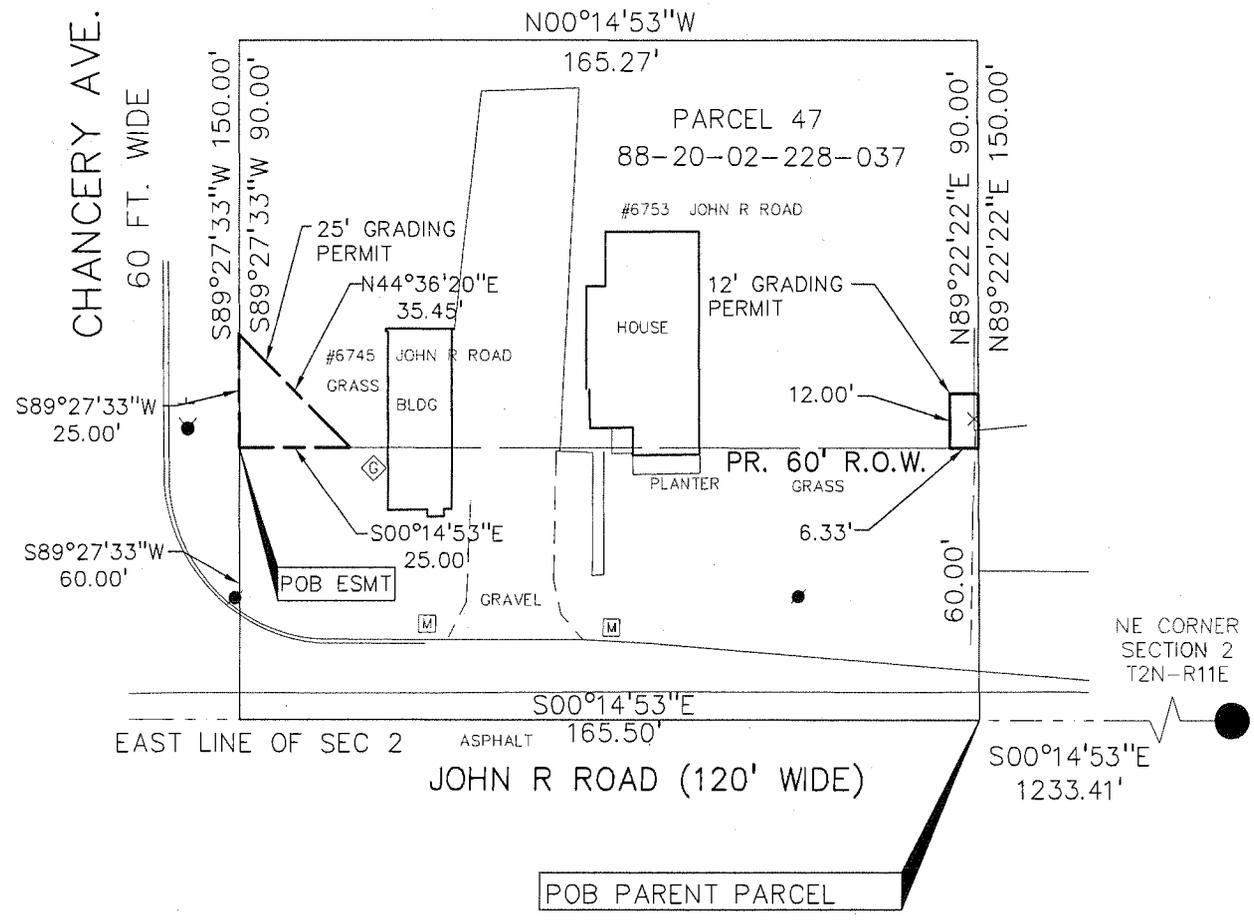
Moving company invoice		<i>N/A</i>
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STORAGE COSTS

Monthly storage rate		X number of months (limited 12)	
			AMOUNT DUE: <i>N/A</i>



CHANCERY AVE.
60 FT. WIDE



GRAPHIC SCALE 1" = 40' PARCEL 47

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



City of
Troy

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

6745 & 6753 John R
Grading Permit
Sketch

SCALE: 1" = 40'	DRAWN BY: JRV	CHECK BY: GWC	FILE 228-037 GRD
	2-10-06	3-17-06	

4-06 DATE
1 REV.

PEA
Document Prepared by
Professional Engineering
Associates, Inc.

CONTRACT No.
STEVEN J. VANDETTE
CITY ENGINEER

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