



## CITY COUNCIL ACTION REPORT

April 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 Claim, John R Road Improvements  
Square Lake Road to South Boulevard – Project No. 02.204.5 – Parcel #47A  
Sidwell #88-20-02-228-037 – Daniel Rydzewski

### 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  $\frac{1}{4}$  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 efficiency apartment is a rental unit with one male tenant who will be relocating to Chesterfield Township.

### Financial Considerations:

- Daniel Rydzewski has submitted a Relocation Claim for \$6,550, including \$5,250 for a replacement rental supplement and \$1,300 for moving expenses. The replacement rental supplement is 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 Claim is 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 Claim from Daniel Rydzewski, so that the City can proceed with the relocation of this tenant.

PAP\G\MEMOS TO MAYOR & CC\Rydzewski 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 <b>DANIEL RYDZEWSKI</b>	
ACQUIRED PROPERTY ADDRESS AND PHONE <b>6745 JOHN R TROY, MI 48085 (248) 496-1743</b>	REPLACEMENT PROPERTY ADDRESS AND PHONE <b>53511 CHRISTY DRIVE CHESTERFIELD, MI</b>

### CONTROLLING DATES

DATE OF MOVE <b>ASAP</b>	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 <u>          </u>
If Unsecured Owner, 12 months after date of estimated just compensation deposit	DATE <u>          </u>

### 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 <u>          </u>

### RELOCATION PAYMENTS

Replacement Housing Supplement	- 0 -
Incidental Closing Costs	- 0 -
Increased Interest Differential	- 0 -
Replacement Rental Supplement/Purchase Down Payment	\$5,250
Moving Expenses	1,300
<b>AMOUNT DUE:</b>	<b>\$6,550</b>

MOVE VERIFIED BY MDOT

I/WE AGREE PAYMENT WILL BE SENT TO **6990 John R RD TROY, 48085**

### 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 <b>Daniel Rydzewski</b>	DATE <b>4/9/08</b>	DISPLACEE'S SIGNATURE	DATE
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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: <b>Patricia A. Pettit</b>	DATE <b>4/9/08</b>	APPROVED BY: <b>William J. Heston</b>	DATE <b>4/10/08</b>
CONTROL SECTION <b>EDCF 63544</b>	JOB NO. <b>56246</b>	PARCEL <b>#47A</b>	NAME <b>RYDZEWSKI</b>

**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"	
			<b>AMOUNT DUE:</b> N/A

**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:** N/A

**REPLACEMENT RENTAL SUPPLEMENT/PURCHASE DOWN PAYMENT**

	PER MONTH	X 42 MONTHS		
a) Comparable rent + utilities	\$785	\$32,970	d) Rental Supplement (lower of "a" or "b" minus "c")	\$6,510
b) Replacement rent + utilities	\$1300	\$54,600	e) Purchase Down Payment (greater of "d" or \$5,250)	—
c) Actual/Economic rent + utilities OR 30% of monthly income	\$630	\$26,460	<b>AMOUNT DUE:</b>	\$5,250 MAX

**SELF MOVE - FIXED COST**

# OF ROOMS	PAYMENT	# OF ROOMS OF PERSONAL PROPERTY	
1	\$550.00	<input checked="" type="checkbox"/> Living Room	<input type="checkbox"/> Pole Barn
2	\$800.00	<input type="checkbox"/> Dining Room	<input type="checkbox"/> Shed
3	\$1,050.00	<input type="checkbox"/> Family Room	<input type="checkbox"/> Attic
4	\$1,150.00	<input checked="" type="checkbox"/> Bedrooms	<input type="checkbox"/> Basement
5	\$1,300.00	<input checked="" type="checkbox"/> Kitchen	<input type="checkbox"/> Porch
6	\$1,450.00	<input type="checkbox"/> Laundry	<input checked="" type="checkbox"/> Garage
7	\$1,625.00	<input type="checkbox"/> Den or Office	<u>STORAGE</u> Other
8	\$1,750.00		<u>5</u> TOTAL
Each Add. Room	\$250.00		<b>AMOUNT DUE:</b> \$1,300

**SELF MOVE - ACTUAL COST (supported by receipts)**

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

**COMMERCIAL MOVE**

Moving company invoice			N/A
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**STORAGE COSTS**

Monthly storage rate		X number of months (limited 12)	<b>AMOUNT DUE:</b> N/A
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CHANCERY AVE.  
60 FT. WIDE

N00°14'53"W

165.27'

PARCEL 47  
88-20-02-228-037

#6753 JOHN R ROAD

HOUSE

12' GRADING PERMIT

25' GRADING PERMIT

N44°36'20"E

35.45'

#6745 JOHN R ROAD

BLDG

12.00'

PR. 60' R.O.W.

GRASS

6.33'

60.00'

N89°22'22"E 90.00'

N89°22'22"E 150.00'

S89°27'33"W 25.00'

S89°27'33"W 60.00'

S89°27'33"W 150.00'

S89°27'33"W 90.00'

S00°14'53"E

25.00'

GRAVEL

NE CORNER SECTION 2 T2N-R11E

S00°14'53"E

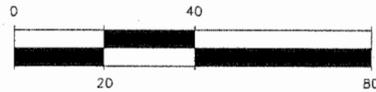
165.50'

EAST LINE OF SEC 2 ASPHALT

JOHN R ROAD (120' WIDE)

S00°14'53"E 1233.41'

POB PARENT PARCEL



GRAPHIC SCALE 1" = 40' PARCEL 47

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



500 W. Big Beaver Rd.  
Troy, Michigan 48064  
(248) 524-3594  
www.ci.troy.mi.us

6745 & 6753 John R  
Grading Permit  
Sketch

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

STEVEN J. VANDETTE	SHEET No.	JOB No.
CITY ENGINEER	1 of 2	2002-234



Document Prepared by  
Professional Engineering  
Associates, Inc.

4-06	1
DATE	REV.

CONTRACT No.