

# CITY COUNCIL ACTION REPORT

October 28, 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 <sup>PA?</sup>

SUBJECT: Request for Approval of Purchase Agreement and  
 Acceptance of Permanent Public Utility Easement  
 Rochester, Torpey to Barclay  
 Project No. 99.203.5 – Parcel #28 – Sidwell #88-20-22-277-026  
 Dennis E. Bushon and Mary Josephine Bushon

## Background:

- In connection with the proposed improvements to Rochester Road, from Torpey to Barclay, the Real Estate & Development Department received a Purchase Agreement and Permanent Public Utility Easement from Dennis E. Bushon and Mary Josephine Bushon. This parcel is located at the northwest corner of Rochester and Trombly in the northeast ¼ of Section 22.

## Financial Considerations:

- An appraisal was prepared by Raymond V. Bologna, CRE, MAI, State Certified Appraiser and reviewed by Kimberly Harper, Deputy Assessor and State Licensed Appraiser. Staff believes that \$38,100, plus closing costs for the acquisition of the property described in the purchase agreement and \$2,700 for the Permanent Public Utility Easement are justifiable amounts 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 2008-09 Major Road fund, account number 401479.7989.992035.

## Legal Considerations:

- The format and content of the purchase agreement and easement are 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. (Outcome Statements I, II and III)

Options:

- City Management recommends that City Council approve the attached purchase agreement and accept the attached Permanent Public Utility Easement from Dennis E. Bushon and Mary Josephine Bushon so that the City can proceed with the acquisition of this right-of-way.

PAP\G\MEMOS TO MAYOR & CC\Bushon Purchase Agreement & PUE

CITY OF TROY  
AGREEMENT TO PURCHASE REALTY  
FOR PUBLIC PURPOSES

The CITY OF TROY (the "Buyer"), agrees to purchase from Dennis E. Bushon and Mary Josephine Bushon, his wife (the "Sellers"), the following described premises (the "Property"):

SEE ATTACHED EXHIBIT "A"

for a public project within the City of Troy and to pay the sum of Thirty-Eight Thousand, One Hundred and no/100 Dollars (\$38,100) 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:

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

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 28<sup>TH</sup> day of October, 2008.

In presence of:

CITY OF TROY (BUYER)

Laurel Nottage  
LAUREL NOTTAGE

Patricia A. Petitto  
PATRICIA A. PETITTO

Kathy L. Czarnecki  
KATHY L. CZARNECKI

SELLER:

Dennis E. Bushon  
Dennis E. Bushon

Mary Josephine Bushon  
Mary Josephine Bushon

11-20-07  
19990476  
20-22-277-026

**EXHIBIT 'A'**

**DESCRIPTION OF RIGHT OF WAY ACQUISITION**

The West 32.00 feet of the East 42.00 feet of the following described property: Part of Lot 23 of "Supervisor's Plat No. 6" of part of the South ½ of the North ½ and of the Southeast ¼ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 45 of Plats, Page 23, Oakland County Records, described as : Beginning at a point distant S°09'00"W 93.74 feet from the Northwest corner of Lot 22 of said " Supervisor's Plat No. 6"; thence S88°02'30"E 70.04 feet; thence N02°20'11"E 4.06 feet; thence S87°39'49"E 60.00 feet; thence S02°20'11"W 3.67 feet; thence S88°02'30"E to a point on the East line of said Lot 23 located Southerly 4.00 feet from the Northeast corner of said Lot 23; thence Southerly to the Southeast lot corner; thence Westerly to the Southwest lot corner; thence Northerly along the West line to a point located Southerly 5.20 feet from the Northwest corner of said Lot 23 and to the Point Of Beginning, Except the South 33 feet adjacent to South lot line taken for Trombley Street, Also Except the East 10.00 feet thereof taken for Rochester Road.

Said acquisition contains 2,751 square feet, or 0.063 acres, more or less.

PERMANENT UTILITY EASEMENT

Sidwell #88-20-22-277-026  
Parcel #28

Dennis E. Bushon and Mary Josephine Bushon, husband and wife, Grantors, whose address is: 3515-3517 Rochester, Troy, MI 48083 for and in consideration of the sum of: Two Thousand, Seven Hundred and no/100 Dollars (\$2,700) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan 48084 grants to the Grantee a utility easement, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

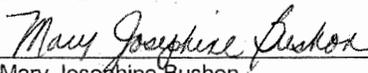
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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.

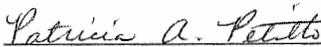
IN WITNESS WHEREOF, the undersigned hereunto affixed THEIR signature(s) this 28TH day of OCTOBER, 2008.

  
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\*Dennis E. Bushon (L.S.)

  
\_\_\_\_\_  
\*Mary Josephine Bushon (L.S.)

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 28TH day of OCTOBER, 2008, by Dennis E. Bushon and Mary Josephine Bushon, husband and wife.

  
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\* PATRICIA A. PETITTO  
Notary Public, OAKLAND County, Michigan

Acting in OAKLAND County, Michigan

My Commission Expires 12-31-11

Prepared by: Patricia A. Petitto  
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**

11-20-07  
19990476  
20-22-277-026

**EXHIBIT 'A'**

**DESCRIPTION OF PUBLIC UTILITY EASEMENT**

The West 12.00 feet of the East 54.00 feet of the following described property: Part of Lot 23 of "Supervisor's Plat No. 6" of part of the South ½ of the North ½ and of the Southeast ¼ of Section 22, T2N, R11E, Troy Township (now City of Troy), Oakland County, Michigan, as recorded in Liber 45 of Plats, Page 23, Oakland County Records, described as : Beginning at a point distant S°09'00"W 93.74 feet from the Northwest corner of Lot 22 of said " Supervisor's Plat No. 6"; thence S88°02'30"E 70.04 feet; thence N02°20'11"E 4.06 feet; thence S87°39'49"E 60.00 feet; thence S02°20'11"W 3.67 feet; thence S88°02'30"E to a point on the East line of said Lot 23 located Southerly 4.00 feet from the Northeast corner of said Lot 23; thence Southerly to the Southeast lot corner; thence Westerly to the Southwest lot corner; thence Northerly along the West line to a point located Southerly 5.20 feet from the Northwest corner of said Lot 23 and to the Point Of Beginning, Except the South 33 feet adjacent to South lot line taken for Trombley Street, Also Except the East 10.00 feet thereof taken for Rochester Road.

Said easement contains 1,031 square feet, or 0.024 acres, more or less.

