

CITY COUNCIL ACTION REPORT

January 27, 2009

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^{PAI}

SUBJECT:

1. Request for Authorization to Make Unconditioned Offers to Purchase Property for Wattles Road Improvements, Bristol to Worthington - Project No. 01.106.5
2. Request for Authorization to Institute Court Action

Background:

In connection with the proposed improvements to Wattles Road, from Bristol to Worthington, the Real Estate & Development Department is seeking authorization to make unconditioned offers to the property owners listed below. We have not been able to reach an agreement with one of the property owners and we have not had any contact with the other two. We have left several messages and mailed a copy of our offer to the tax roll address. Therefore, it may be necessary to acquire these easements and permits by exercising our power of eminent domain.

PARCEL	SIDWELL	OWNER	FEE	EASEMENT	PERMIT	TOTAL
3	15-476-037	Gavril Mosutan & Ligia Mosutan	-0-	\$2,500	-0-	\$2,500
10	14-351-061	Firas I. Ibrahim & Reeta Ibrahim	-0-	\$2,700	\$100	\$2,800
12	22-226-023	5 J's Investment Company	-0-	\$3,000	\$800	\$3,800

Financial Considerations:

- Appraisals were prepared by Raymond V. Bologna, CRE, MAI, State Certified General Appraiser and reviewed by Kimberly Harper, Deputy Assessor and State Licensed Appraiser.
- 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 401479.7989.011065.

Legal Considerations:

- The format and content of the agreements, easements and permits 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 authorize the unconditioned offers in the amounts listed above, plus closing costs. It is also requested that City Council authorize the City Attorney to take whatever action is necessary and to expend the needed funds to acquire this right-of-way.

Approved as to Form:

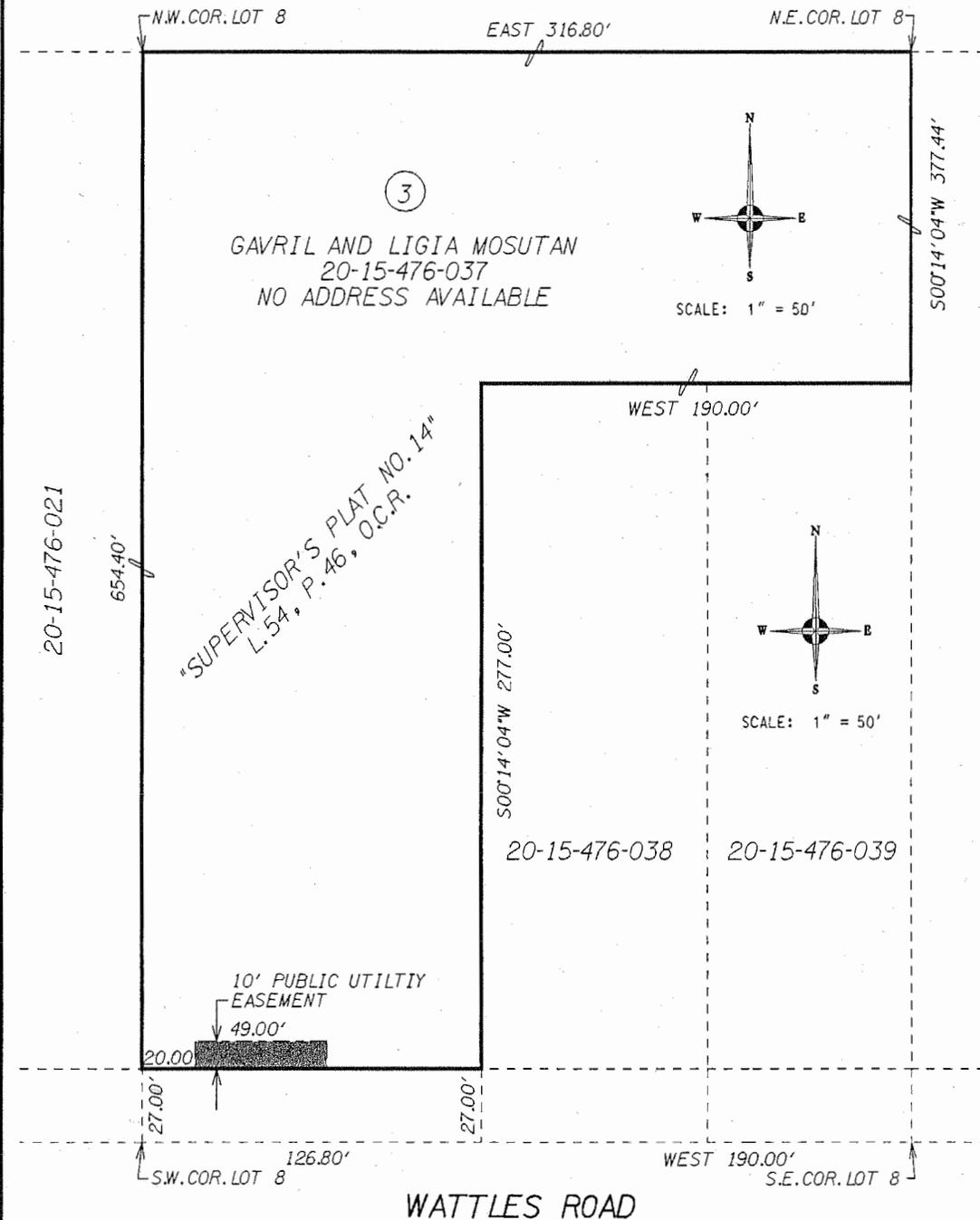
Lori Grigg Bluhm, City Attorney

PAP\G\MEMOS TO MAYOR & CC\Unconditioned Offers Authorization for Wattles

SKETCH OF EASEMENT

EXHIBIT 'B'
PARCEL 3

NOTE: DESCRIPTION TAKEN FROM RECORD.



20-15-476-021

SUPERVISOR'S PLAT NO. 14
L. 54, P. 46, O.C.R.

S0014'04"W 277.00'

20-15-476-038

20-15-476-039

WATTLES ROAD

20-15-476-037
TOTAL AREA • 151,274 S.F.
PUBLIC UTILITY EASEMENT • 490 S.F.

TIME 28-JUL-2008 13:24
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USER NAME rjhsbart

JOB NO. 20010397	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS 555 HULET DRIVE BLOOMFIELD HILLS, MICH.	SHEET NO. 2
DATE 04-14-08		P.O. BOX 824 48303-0824 OF 2

REV. 07-28-08
REV. 04-23-08

SKETCH OF EASEMENT

EXHIBIT 'B'
PARCEL 10

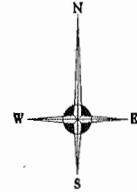
NOTE: DESCRIPTION TAKEN FROM RECORD.

MAYA' MEADOWS
O.C.C.P. NO. 1355

20-14-351-068
EAST 90.00'

"SUPERVISOR'S PLAT NO. 22"
L. 13, P. 45, O.C.R.

"AMENDED PLAT OF LOT 27
OF SUPERVISOR'S PLAT OF
SQUARE ACRES SUB."
L. 261, P. 36 & 37



SCALE: 1" = 30'

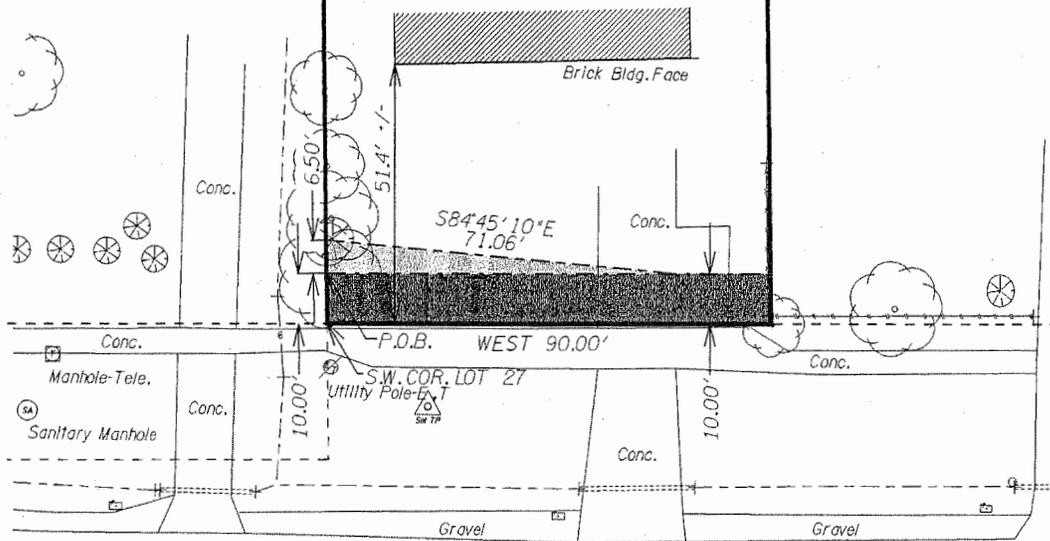
20-14-352-059
PART OF LOT 13

⑩
20-14-351-061
FIRAS AND REETA IBRAHIM
1131 E. WATTLES
PART OF LOT 27

20-14-351-062
PART OF LOT 27

N00°38'30"W 225.00'

S00°38'30"E 225.00'



WATTLES ROAD

20-14-351-061
FIRAS AND REETA IBRAHIM
TOTAL AREA - 20,250 S.F.
PUBLIC UTILITY EASEMENT - 900 S.F.
REGRADING AND TEMPORARY - 229 S.F.
CONSTRUCTION PERMIT

Asph. PUBLIC UTILITY EASEMENT

REGRADING AND TEMPORARY -
CONSTRUCTION PERMIT



USER NAME: gherbert
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REV. 04-23-08

JOB NO. 20010397	HUBBELL, ROTH & CLARK, INC. CONSULTING ENGINEERS 555 HULET DRIVE BLOOMFIELD HILLS, MICH.	SHEET NO. 2
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