



500 West Big Beaver
Troy, MI 48084
troymi.gov

FROM THE OFFICE OF THE CITY MANAGER

March 18, 2019

To: Mayor and City Council Members

From: Mark F. Miller, City Manager
Larysa Figol, Senior Right-of-Way Representative
Lori Grigg Bluhm, City Attorney
Kurt Bovensiepe, Public Works Director
Drew Benson, Assistant to the City Manager

Subject: City Council Agenda Questions & Answers – 3.18.19

The following are communications that City Administration would like Council to be made aware of. For questions or comments initiated by citizens, the answers provided in this document have also been sent to the citizens directly.

From: Dave Henderson [mailto:davehend61@outlook.com]
Sent: Friday, March 15, 2019 1:31 PM
To: Mark F Miller <Mark.Miller@troymi.gov>; Lori G Bluhm <BluhmLG@troymi.gov>
Subject: J4C

Lori & Mark,

I was under the impression that someone had an interest in using this structure for something interesting. I understand the parking restrictions, and renovation complications. This seems to me like a simple annexation of a parcel to assemble it with an adjoining parcel, which leads to who knows what in the future. I have been an advocate of decommissioning certain “historic” homes in the past, especially if the historic flavor has been removed from the structure over time.

This particular structure has uber historic appearance and value for the area, and since the structure cannot be destroyed or removed, the property has no development value. \$ 150,000 isn't chump change, but I don't feel like it's a big enough value for the city to release control, deal with our constituents ire, and subject the structure to the probability of future destruction. That certainly won't happen if we don't sell.

A couple questions:

Is the spirit of this statement “Troy may hold and use the property for any lawful purpose” meant to be sale of the property?

If a sale occurs, what happens if the new owner does remove or destroy the structure? (legal ramifications)

How much does it cost the city annually for all maintenance of the property and structure?

How much would it cost to disassemble the school house and reassemble at the historic village?

If the structure is relocated, I see no problem selling the parcel for market value which would still be \$ 150,000.

Feel free to forward my thoughts to all on council prior to Mondays meeting. As a heads up, I will be pulling this item for discussion.

Dave Henderson
248-321-0151
Troy City Councilman
Real Estate One

Is the spirit of this statement “Troy may hold and use the property for any lawful purpose” meant to be sale of the property? – **Answers: Larysa Figol, Senior Right-of-Way Representative**

On November 6, 2018, I met with the donors at their home and explained the circumstances of why we were asking for the amendment to the agreement. They were told that we had an interested buyer that wanted to use the space as an artist studio. It is our understanding that Loraine Campbell from the Troy Historic Society spoke with Mr. Bergishagen as well.

If a sale occurs, what happens if the new owner does remove or destroy the structure? (legal ramifications) – **Answers: Lori Grigg Bluhm, City Attorney**

Demolition and moving of historic resources is covered by Section 8 of Chapter 13. Moving or demolition may only be approved by the Historic District Commission (HDC) if:

1. The resource is a deterrent to a major improvement program which will be of substantial benefit to the community.
2. Retention of the resource would cause undue financial hardship to the owner; or
3. Retention of the resource would not be in the interest of the majority of the community.

If the HDC determines the owners proposed removal of the resource will adversely affect the public purpose of the City, the HDC is required to attempt to establish an economically feasible plan with the owner for preservation of the resource.

A person or entity who violates Chapter 13 may be charged with a municipal civil infraction. Additionally, under Chapter 13, any person or entity that fails to comply with Chapter 13 may be ordered by the court to pay the costs to restore or replicate the resource that is unlawfully removed or demolished.

Also, this is listed as a Historic Resource on the State’s Registry, so it would be very difficult to de-list this property, since the initial basis for the historical designation is substantial.

How much does it cost the city annually for all maintenance of the property and structure? – **Answers: Kurt Bovensiepe, Public Works Director**

The only costs that we have are associated with the square foot allocation. The last rate that we had was \$2.32/sq.ft . The annual cost for the for Facilities staff is \$2,088. Mowing of the 0.3 acres \$9.41 per mow x 26 mowing’s per season = \$244.66 We have not spent anything on materials in some time so I would say that the

total annual cost for the City of Troy at this time is \$2,332.66. On a year-by-year basis, I would say that the total annual cost for the Stone House to the City of Troy in its current state is less than \$3,000.

How much would it cost to disassemble the school house and reassemble at the historic village? – **Answers:**
Kurt Bovensiep, Public Works Director

I spoke to Loraine Campbell today regarding the history of moving the Old Stone School House. She informed me that it was only informally discussed and there was never an official estimate done to move the house. One of the issues is its construction style and weight. The walls are 18” thick field stone and it would be extremely difficult to move because of this. The Niles-Barnard house cost approximately \$400k to move. Our best guess is that it would be at least double this amount to move the Old Stone School House to the village because of the requirements to move it and the distance.