MEMORANDUM

To: **Honorable City Council**

From: **Ellen L. Craig-Bragg, City Clerk**

Date: **October 12, 2020**

Re: **SPECIAL / STUDY SESSION MEETING**

DPW Director Scappaticci has requested a Special Meeting – Study Session to be held on Monday, October 12, 2020 at 6:00pm to discuss Wayne and Ecorse Intersection Improvements and Land Acquisition

This meeting will be held electronically using the Zoom Meeting application. To join the meeting, see the following:

Topic: Special Meeting-Study Session
Time: Oct 12, 2020 06:00PM Eastern Time (US and Canada)

Join Zoom Meeting https://us02web.zoom.us/j/2230778573

Meeting ID: 223 077 8573

To join the meeting by phone, dial: 1-646-558-8656
Enter meeting ID #: 223 077 8573, followed by the # sign.

CITY OF ROMULUS
DEPARTMENT OF PUBLIC WORKS

Interoffice Memorandum

TO: **Ellen Craig-Bragg, City Clerk**

FROM: **Roberto J. Scappaticci, DPW Director** *RJS*

CC: **Mayor LeRoy D. Burcroff**
Barb Fitzgerald, Deputy City Clerk

DATE: **September 15th, 2020**

SUBJECT: **Request to schedule a Study Session – Wayne and Ecorse Intersection Improvements and Land Acquisition**

The DPW would like to request a Study Session to be held on **Monday, October 12th, 2020**, with an allotted time frame of one (1) hour. The purpose of this Study Session will be to discuss Wayne and Ecorse intersection improvements and land acquisition.

If you have any questions, please feel free to contact me.

RJS/bmm

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Wayne & Ecorse Intersection Improvements and Land Acquisition

Presented By:

Roberto Scappaticci & Merrie Druyor, City of Romulus

Wendy Sutton, ORC

Ron Agasinski, Wayne County Engineering Division

Existing Conditions Today

Funding Source

- The remaining proceeds from the City of Romulus Capital Improvement Bonds, Series 2017A (Limited Tax General Obligation) can be used to pay for road improvements, intersection and traffic signal upgrades at the intersection of Ecorse Road and Wayne Road based on the project descriptions in the Notice of Intent Resolution and Bond Resolutions language as stated on page 2, paragraph A of the opinion letter dated September 15, 2020 from Attorney, Patrick F. McGow from Miller Canfield.

Appraisal Data

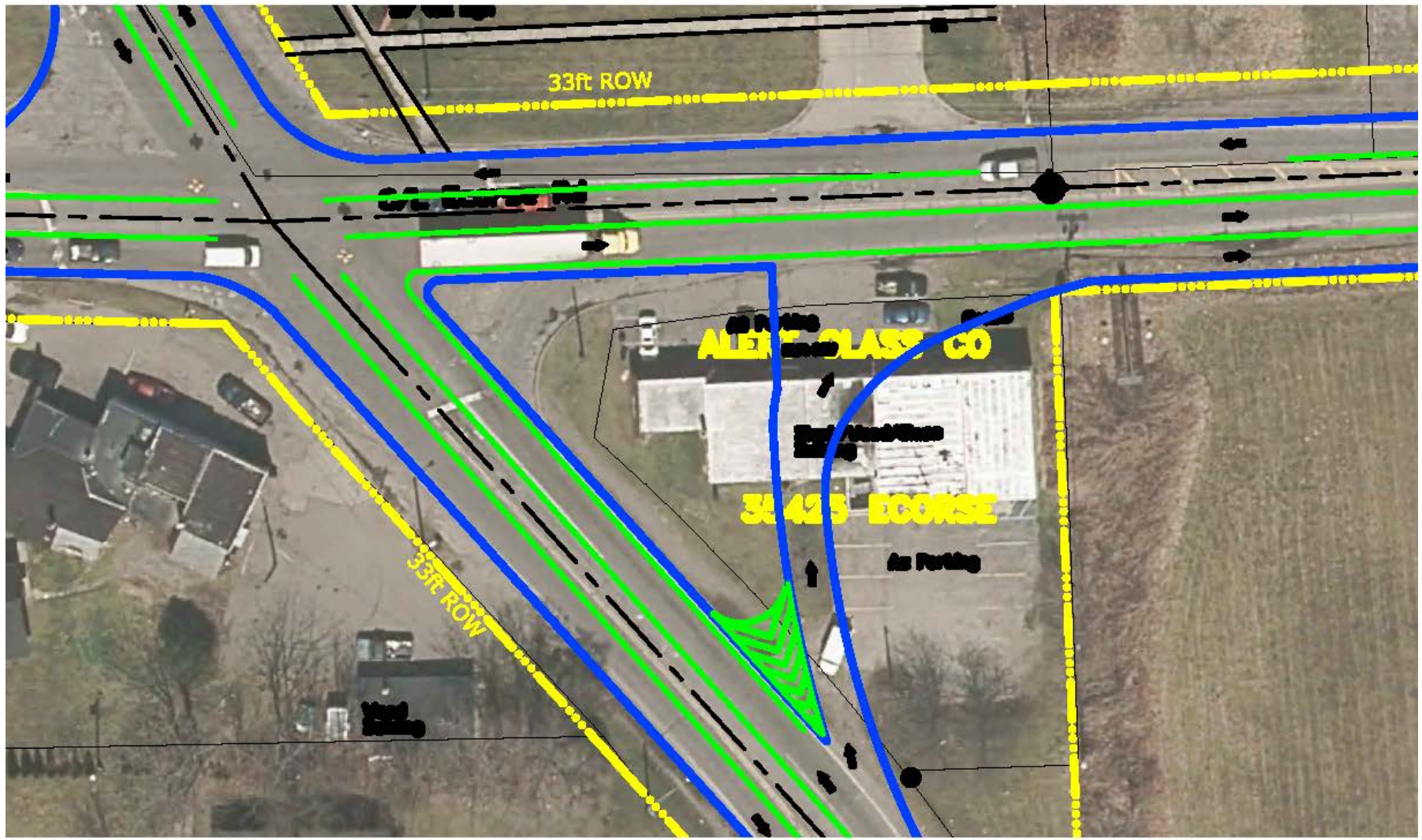
- **<u>Alert Glass Inc. - 35425 Ecorse Rd., Romulus, MI 48174</u>**
- This property is a commercial business that has an appraisal value of ***$230,000.***
- In addition to this value, as per the Federal Rules & Uniform Relocation Act, the owner is entitled to any business relocation costs should he choose to keep his business active and relocate to a new location.
- There is a tenant in this facility that operates a tire repair/replacement business who *MAY* be eligible for relocation benefits.

Appraisal Data

- **<u>Romulus Ventures LLC – Vacant Land on Ecorse Road</u>**
- This property is a vacant lot that has an appraisal value of $930,000.
- The currently owned Right of Way is 33 feet and the total needed is 60 feet. Which would require the purchase of an additional 27 feet. The property boundary is 420 feet long.
- The necessary square footage to be purchased can be calculated as: 420x27 = 11,340 square feet.
- The valuation given by appraisal is $5.00 per square foot. So the cost to purchase is: 11,340 x $5.00 = $56,700.
- In addition, there is a triangular section of land needed for purchase at the West end of the parcel along Wayne Road. This triangular section has an approximate area of 1,430 square feet.
- At the above listed value of $5.00 per square foot this section will cost: 1,430 x $5.00 = $7,150
- This brings total estimated acquisition cost to: $56,700 + $7,150 **= *$63,850***

Proposed Improvements

Zoomed View



Next Steps

- The Team will develop a resolution for City Council approval of the allocation of the 2017A Bond Proceeds to be used for this land acquisition and construction.
- The Team will develop a resolution for City Council to approve the purchase and offers to these properties.

QUESTIONS?