



January 31, 2023

Gail Morton, SR/WA  
Metro Consulting Associates  
45345 Five Mile Road  
Plymouth, MI 48170

**RE: Compensation Authorization  
East Front Street Improvements Project**

The necessary property rights for the project have been valued by a Broker's Analysis, on January 30, 2023, with the following values established:

Acquisition	Price Per Acre	Price Per Square Foot	Factor
Permanent Easements	\$130,000	\$2.98	100%
Temporary Grading Easements	\$130,000	\$2.98	10%

To expediate the project and to forestall additional cost to the project, it is authorized to offer the landowners compensation based on the figures as stated above.

See the attached Compensation Authorization for an itemized list of the compensation for each landowner.

Berrien County Road Department hereby authorizes the agent to proceed with the acquisition.

**City of Buchanan:**

\_\_\_\_\_  
Heather Grace, City Manager

\_\_\_\_\_  
Date



**COMPENSATION AUTHORIZATION  
EAST FRONT STREET IMPROVMENTS PROJECT  
January 31, 2023**

<b>Owner</b>	<b>Proposed Acquisition</b>	<b>Area</b>	<b>Compensation</b>
#1 ID# 58-0340-0043-06-9 Charles & Katherine Brown 101 E. Front Street Buchanan, MI 49107  Mailing: PO Box 4567 San Clemente, CA 92674	Permanent Easement	108-SFT	\$321.84
<b>Total Compensation #1</b>			<b>\$321.84</b>
#2 ID# 58-0340-0043-05-1 Charles & Katherine Brown 103 E. Front Street Buchanan, MI 49107  Mailing: PO Box 4567 San Clemente, CA 92674	Permanent Easement	113 SFT	\$336.74
<b>Total Compensation #2</b>			<b>\$336.74</b>
#3 ID# 58-0340-0043-04-2 Charles & Katherine Brown 105 E. Front Street Buchanan, MI 49107  Mailing: PO Box 4567 San Clemente, CA 92674	Permanent Easement	114-SFT	\$339.72
<b>Total Compensation #3</b>			<b>\$339.72</b>
#4 ID# 58-0340-0043-03-4 Thomas R. Jolly, Inc. 107 E. Front Street Buchanan, MI 49107	Permanent Easement	121-SFT	\$360.58
<b>Total Compensation #4</b>			<b>\$360.58</b>
#5 ID# 58-0340-0043-02-6 Rudolph P. Mance, Jr. 109 E. Front Street Buchanan, MI 49107	Permanent Easement	130-SFT	\$387.40
<b>Total Compensation #5</b>			<b>\$387.40</b>



#6 ID# 58-0340-0043-01-8 Michiana Rental Properties, LLC 113 E. Front Street Buchanan, MI 49107	Permanent Easement	119-SFT	\$354.62
<b>Total Compensation #6</b>			<b>\$354.62</b>
#7 ID# 58-0340-0043-00-0 Michiana Rental Properties, LLC 115 E. Front Street Buchanan, MI 49107  Mailing: 113 E. Front Street Buchanan, MI 49107	Permanent Easement	127-SFT	\$378.46
<b>Total Compensation #7</b>			<b>\$378.46</b>
#8 ID# 58-0340-0001-09-9 Kevin J. Barker 201 E. Front Street Buchanan, MI 49107  Mailing: 324 E. Dewey Street, Suite 201 Buchanan, MI 49107	Permanent Easement	87-SFT	\$259.26
<b>Total Compensation #8</b>			<b>\$259.26</b>
#9 ID# 58-0340-0001-08-1 Dean W. Ulrich 203 E. Front Street Buchanan, MI 49107	Permanent Easement	97-SFT	\$289.06
<b>Total Compensation #9</b>			<b>\$289.06</b>
#10 ID# 58-0340-0001-07-2 Buchanan Equity Partners, LLC 205 E. Front Street Buchanan, MI 49107  Mailing: 207 E. Front Street Buchanan, MI 49107	Permanent Easement	95-SFT	\$283.10
<b>Total Compensation #10</b>			<b>\$283.10</b>
#11 ID# 58-0340-0001-06-4 Buchanan Equity Partners, LLC 207 E. Front Street Buchanan, MI 49107  Mailing: 801 N. Spring Avenue La Grange, IL 60526-1476	Permanent Easement	80-SFT	\$238.40
<b>Total Compensation #11</b>			<b>\$238.40</b>



#12 ID# 58-0340-0001-05-6 Buchanan Equity, LLC 209 E. Front Street Buchanan, MI 49107  Mailing: 801 N. Spring Avenue La Grange, IL 60526-1476	Permanent Easement	119-SFT	\$354.62
<b>Total Compensation #12</b>			<b>\$354.62</b>
#13 ID# 58-0340-0001-04-8 Indigo Properties, LLC 211 E. Front Street Buchanan, MI 49107	Permanent Easement	109-SFT	\$324.82
<b>Total Compensation #13</b>			<b>\$324.82</b>
#15 ID# 58-0340-0001-10-2 Front 217, LLC 217 E. Front Street Buchanan, MI 49107  Mailing: 19027 Three Oaks Road Three Oaks, MI 49128	Permanent Easement	164-SFT	\$488.72
<b>Total Compensation #15</b>			<b>\$488.72</b>
#16 ID# 58-0340-0001-02-1 Bar 4 Enterprises, LLC 215 E. Front Street Buchanan, MI 49107	Permanent Easement	117-SFT	\$348.66
<b>Total Compensation #16</b>			<b>\$348.66</b>
#17 ID# 58-1600-0005-01-4 Spartan Partners, LLC 221 E. Front Street Buchanan, MI 49107  Mailing: 888 W. Big Beaver Road Troy, MI 48084	Permanent Easement	122-SFT	\$363.56
<b>Total Compensation #17</b>			<b>\$363.56</b>
#18 ID# 58-1600-0006-02-9 Julie Capron Real Estate, LLC 223 E. Front Street Buchanan, MI 49107  Mailing: 11336 S. Lake Chapin Berrien Springs, MI 49103	Permanent Easement	269-SFT	\$801.62
<b>Total Compensation #18</b>			<b>\$801.62</b>



#20 ID# 58-1600-0004-04-0 Buchanan Development, LLC 259 E. Front Street Buchanan, MI 49107  Mailing: 415 N. Dearborn Street, 4 <sup>th</sup> Floor Chicago, IL 60654	Permanent Easement	222-SFT	\$661.56
<b>Total Compensation #20</b>			<b>\$661.56</b>
#21 ID# 58-1600-0004-00-1 Buchanan Development, LLC 267 E. Front Street Buchanan, MI 49107	Permanent Easement	644-SFT	\$1,919.12
<b>Total Compensation #21</b>			<b>\$1,919.12</b>
<b>Total Estimated Compensation All Parcels</b>			<b>\$8,811.86</b>