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January 30, 2023

Heather Grace, City Manager
City of Buchanan
302 N. Redbud Trail
Buchanan, MI 49107

**RE: EAST FRONT STREET IMPROVEMENT PROJECT
REQUEST FOR AUTHORIZATION**

Dear Heather,

Enclosed is a Request for Authorization totaling \$8,811.86 where Sidewalk and Utility Easements (Permanent Easements) are necessary for the East Front Street Improvements Project.

To comply with State and Federal guidelines, compensation for the proposed right-of-way must be based on the 'fair market value' of land being sold within the area. A Broker's Price Opinion has been completed for this project.

Vacant land sales in the area are estimated to be between \$92,347 - \$297,950 per acre (\$2.12 - \$6.84 per square foot). For this project a figure of \$130,000-Acre (\$2.98-square foot) was used to calculate the compensation of the proposed Permanent Easements. I believe these figures are reasonable, gives the benefit of doubt to the landowners and promotes good will.

Once authorized, I will present good faith offers to acquire the Permanent Easements to the landowners. I will keep you updated on the status of the acquisitions.

Please contact me with any questions or comments. Thank you for the opportunity to serve you.

Sincerely,

Gail Morton

Gail Morton, SR/WA
Senior Right of Way Agent
Project Manager

**REQUEST FOR AUTHORIZATION
EAST FRONT STREET IMPROVMENTS PROJECT
January 30, 2023**

| Owner | Proposed Acquisition | Area | Compensation |
|--|-----------------------------|-------------|---------------------|
| #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 |
| Total Compensation #1 | | | \$321.84 |
| #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 |
| Total Compensation #2 | | | \$336.74 |
| #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 |
| Total Compensation #3 | | | \$339.72 |
| #4 ID# 58-0340-0043-03-4 Thomas R. Jolly, Inc. 107 E. Front Street Buchanan, MI 49107 | Permanent Easement | 121-SFT | \$360.58 |
| Total Compensation #4 | | | \$360.58 |
| #5 ID# 58-0340-0043-02-6 Rudolph P. Mance, Jr. 109 E. Front Street Buchanan, MI 49107 | Permanent Easement | 130-SFT | \$387.40 |
| Total Compensation #5 | | | \$387.40 |
| #6 ID# 58-0340-0043-01-8 Michiana Rental Properties, LLC 113 E. Front Street Buchanan, MI 49107 | Permanent Easement | 119-SFT | \$354.62 |
| Total Compensation #6 | | | \$354.62 |

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|--|--------------------|---------|-----------------|
| #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 |
| Total Compensation #7 | | | \$378.46 |
| #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 |
| Total Compensation #8 | | | \$259.26 |
| #9 ID# 58-0340-0001-08-1 Dean W. Ulrich 203 E. Front Street Buchanan, MI 49107 | Permanent Easement | 97-SFT | \$289.06 |
| Total Compensation #9 | | | \$289.06 |
| #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 |
| Total Compensation #10 | | | \$283.10 |
| #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 |
| Total Compensation #11 | | | \$238.40 |
| #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 |
| Total Compensation #12 | | | \$354.62 |

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|--|--------------------|---------|-----------------|
| #13 ID# 58-0340-0001-04-8 Indigo Properties, LLC 211 E. Front Street Buchanan, MI 49107 | Permanent Easement | 109-SFT | \$324.82 |
| Total Compensation #13 | | | \$324.82 |
| #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 |
| Total Compensation #15 | | | \$488.72 |
| #16 ID# 58-0340-0001-02-1 Bar 4 Enterprises, LLC 215 E. Front Street Buchanan, MI 49107 | Permanent Easement | 117-SFT | \$348.66 |
| Total Compensation #16 | | | \$348.66 |
| #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 |
| Total Compensation #17 | | | \$363.56 |
| #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 |
| Total Compensation #18 | | | \$801.62 |
| #20 ID# 58-1600-0004-04-0 Buchanan Development, LLC 259 E. Front Street Buchanan, MI 49107 Mailing: 415 N. Dearborn Street, 4 th Floor Chicago, IL 60654 | Permanent Easement | 222-SFT | \$661.56 |
| Total Compensation #20 | | | \$661.56 |

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|--|--------------------|---------|-------------------|
| #21 ID# 58-1600-0004-00-1 Buchanan Development, LLC 267 E. Front Street Buchanan, MI 49107 | Permanent Easement | 644-SFT | \$1,919.12 |
| Total Compensation #21 | | | \$1,919.12 |
| Total Estimated Compensation All Parcels | | | \$8,811.86 |