



CITY OF NOVI CITY COUNCIL
DECEMBER 1, 2025

SUBJECT: Acceptance of a highway easement and a temporary construction easement from the property owner of 26900 Beck Road (parcels 50-22-16-151-012 and 50-22-16-151-010) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$181,000.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A highway easement and temporary construction easement are needed for the property to complete the planned Beck Road Reconstruction and Widening project.
- Staff must follow MDOT real estate guidelines when using federal funds.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	\$ 181,000.00
BUDGET	
Major Street Fund 202-449.20-975.226	\$ 3,806,618.16
APPROPRIATION REQUIRED	\$ 0
FUND BALANCE IMPACT	\$ 0

BACKGROUND INFORMATION:

Beck Road reconstruction and widening between 11 Mile Road and Grand River Avenue is planned to start construction in spring of 2026. For the parcels that make up 26900 Beck Road (parcels 50-22-16-151-012 and 50-22-16-151-010), limited public right-of-way exists. To make the proposed improvements to the road, additional right-of-way is needed. Since the road project is receiving federal funding, staff followed

MDOT's real estate guidance for easement acquisition. This included an appraisal of the easement areas and an appraisal review, which determined the just compensation to be:

Permanent Highway Easement -	\$165,600.00
<u>Temporary Construction Easement -</u>	<u>\$ 15,400.00</u>
Total Just Compensation -	\$181,000.00

Gratus, LLC, the owner of 26900 Beck Road, has agreed to the Good Faith Offer of \$181,000 for the easements. The City Attorney reviewed the signed easements favorably (Beth Saarela, November 24, 2025).

RECOMMENDED ACTION: Acceptance of a highway easement and a temporary construction easement from the property owner of 26900 Beck Road (parcels 50-22-16-151-012 and 50-22-16-151-010) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$181,000.