



CITY OF NOVI CITY COUNCIL
JANUARY 26, 2026

SUBJECT: Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.

SUBMITTING DEPARTMENT: Department of Public Works, Engineering Division

KEY HIGHLIGHTS:

- A warranty deed is needed for the property to complete the planned Beck Road Reconstruction and Widening project, and to meet site plan requirements for the proposed Central Park South development
- The City must follow MDOT real estate guidelines on projects receiving federal funds.

FINANCIAL IMPACT

	FY 2025/26
EXPENDITURE REQUIRED	\$ 16,907.00
BUDGET	
Major Street Fund 202-449.20-975.226	\$ 2,638,337.00
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 parcel located on the east side of Beck Road between Grand River Avenue and Eleven Mile Road (parcel 50-22-16-151-012), 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 a Good Faith Offer based on an appraisal of the requested

easement areas and an appraisal review. Initially, an 8-ft permanent highway easement and 10-ft temporary grading easement were requested for the road project. However, since the full 60-foot right-of-way will be required as part of the site plan review, the owner agreed to convey the full 60-ft right-of-way to the City at this time to avoid having to revise the easement later. The just compensation for the easement area, stated below, was negotiated by the property owner and is based on the market value of the 8-ft highway easement and 10-ft temporary grading easement.

Warranty Deed - \$16,907.00

Total Just Compensation \$16,907.00

Nobe Property Group II, LLC, the owner of the subject parcel, has agreed to the Good Faith Offer of \$16,907.00 for the easement. The City Attorney reviewed the signed easement favorably (Beth Saarela, January 8, 2026).

RECOMMENDED ACTION: Acceptance of a warranty deed from the property owner of the subject parcel (parcel 50-22-16-300-055) for the reconstruction and widening of Beck Road between 11 Mile Road and Grand River Avenue, in the amount of \$16,907.00.