



## MEMORANDUM OF NEGOTIATIONS

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NOT REQUIRED COMMENTS ABOVE (Page 2)-

Form 691 was not provided to the owners because the owners were given a copy of the entire appraisal.

08-09-06

I stopped by Bedient Land Development and spoke with the secretary. Mr. Bedient was out of the office, but she would give him the message to call me back. Mr. Bedient called back and we scheduled an appointment to present paperwork 08-10-06.

08-10-06

Offer to Purchase and Statement of Compensation, Appraisal, and MDOT Brochure presented to Mr. Mark Bedient of Bedient Land Development. Mr. Bedient thought our offer was very low. He had told the appraisal, Norm Thomas, that he wanted \$16.25 per square foot for the portion of land to be sold to the City. I asked Mr. Bedient to review the appraisal and that we would talk again in a week.

08-17-08

Spoke with Mark Bedient again. Mark still thought that our offer was quite low and noticed that Mr. Thomas did not include any payment for the 2 trees to be removed from his front yard. Mr. Bedient explained to me that the landscape company a couple of doors down received \$2,000 - \$2,500 for a tree that was to be removed from their property and was concerned that he was not receiving compensation in the same fashion. I explained to Mr. Bedient that I was unaware of any trees being paid for by the City but that I would look into it and get back to him. Mark also wanted to know when he last sold land to the City for the Leach Road sewer project.

08-18-06

Met with Paul Davis at the City of Rochester Hills office to review prior acquisitions along Leach Road and to find out if any trees may have paid for in previous acquisitions. We also verified that a sewer/drainage project took place in 1994, which would be the time period Mr. Bedient was inquiring about.

08-22-06

I researched title records for prior acquisitions regarding the earlier sale by Bedient to the City along Leach Road. Bedient Land did in fact sell a portion of their property to the City back in 1994 and also that the landscape company did in fact have an addendum in their deed that paid them \$1,000.00 for a 21' Maple tree on their property. (SEE COPY OF TREE ADENDUM on Liber 14923 Page 58.

08-24-06

Contacted Mark by telephone and let him know what I was able to find out regarding when the other properties were purchased by the City along Leach Road and that the landscape company was in fact paid \$1,000.00 for a 21' Maple tree that was to be removed. We scheduled an appointment to meet Friday Aug 25th.

08-25-06

I secured a signed counter-offer from Mark Bedient. The counter-offer is in the amount of \$6,030 plus \$2,000 for the two 24" Maple trees to be removed as a result of the road project. This calculates out to \$9.00 per square foot and \$1,000 per tree. This counter-offer is based on the per square foot rate he received previously from the City of Rochester Hills for other land along Leach Road (in 1994). He had attempted to counter at \$2,000 per tree but was agreeable to negotiating down to \$1,000 per tree.

Mr. Bedient has requested to be notified in writing by the City of their acceptance or rejection of this offer. He inquired as to how long it would take to receive such notification and was informed that this would probably take approximately 4 weeks.

CONTROL SECTION:	PARCEL NUMBER: 15-30-452-005	NAME: BEDIENT LAND DEVELOPMENT
JOB NUMBER:	FEDERAL ITEM NUMBER:	FEDERAL PROJECT NUMBER:

149230058

ATTACHMENT "A"

CHESTER DRAIN

Parcel No. 34  
Sidwell #15-30-452-037

Raymond & Robert Meyer  
2591 Leach Rd.  
Rochester Hills, MI. 48309

The property owners have been compensated as follows for trees and bushes located in the easement area which may be removed and not replaced by the Contractor (including stump):

One 21 inch diameter Maple tree located 40 feet North of the South property line and approximately 5 feet East of the West property line.  
\$1,000.00

CC/kmb  
WP51-8/8/94

Yes	No	Not Req.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Inspected property and reviewed appraisal, legal descriptions and ROW plans for consistency prior to initiation of negotiations.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Verified title information.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explained acquisition process and schedules.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Displayed plans and visual aids
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Discussed appraisal or comparability study and made available to the owner.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Presented owner with offer and copy of option showing compensation offered. The amount offered agrees with the recommended compensation. (If not, reasons for noncompliance are indicated in narative below)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explained and left owner a copy of the completed valuation statement forms 691, 691A or 690.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explained tax proration, closing procedures, and reimbursement of incidental expenses and right to appeal.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Left booklet "Public Roads and Private Property".
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completed copy of Relocation Payments Determination (form 626) left with all occupants.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explained eminent domain proceedings

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If improved property, complete this section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explained retention of improvements.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Explained extended occupancy.

**RELOCATION ASSISTANCE RECORD**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relocation program explained, assistance offered to all occupants.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reviewed applicable sections of the booklet "Persons Displaced" with the occupants and left a copy for their use.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All tenants contacted within 7 days after first written offer for real estate and informed of all payments available. If contact not made within 30 days, a full explanation of reasons for noncompliance is included in memos.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed all occupants of their eligibility for moving payment and related expenses, and left claim forms (677 and/or 679) completed as far as possible.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Business, farm operation or nonprofit organization informed of eligibility for fixed payment based on income basis in lieu of all other moving expenses. Form 677 left upon request from displacee.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed owner-occupants of their eligibility for replacement housing or rental supplement payment. Left partially completed claim forms (679) with owner.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed tenants of their eligibility for rental supplement payment or purchase downpayment allowance. Left partially completed claim forms (679).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed owners of eligibility for interest differential payment.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed displacees of eligibility for reimbursement of certain incidental closing expenses on the replacement dwelling. (For tenants incidental expenses must be included in purchase down payment.)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Listed occupants, number of rooms of personal property and date of contact in remarks.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Informed displacees of their right to appeal relocation payments.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Occupancy verified at replacement dwelling (if "No" explain in narrative).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relocation claims signed and turned in for processing (If "No" explain in narrative).
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Post relocation assistance offered?
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Relocation file closed out?

**Claims Previously Processed:  
(Including this claim)**

<input type="checkbox"/>	Replacement Housing	<input type="checkbox"/>	Incidental Closing Cost Claim	<input type="checkbox"/>	Business Move Claim
<input type="checkbox"/>	Rental Supplement Claim	<input type="checkbox"/>	Increased Interest Differential Claim	<input type="checkbox"/>	Business Re-establishment Claim
<input type="checkbox"/>	Purchase Down Payment	<input type="checkbox"/>	Residential Moving Claim	<input type="checkbox"/>	Business Fixed (In Lieu of Claim)

OCCUPANCY	NUMBER IN FAMILY	TENANT YEARLY INCOME	PROPERTY VALUE OR MONTHLY RENT PLUS UTILITIES	GROSS SQUARE FEET
SUBJECT DWELLING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
REPLACEMENT DWELLING	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
NEW ADDRESS:	<input type="text"/>	<input type="text"/>	NEW PHONE NO:	<input type="text"/>
DATE RELOCATED:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>