



City of Rochester Hills
AGENDA SUMMARY
FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2026-0231

TO: Mayor and City Council Members
FROM: Ken Elwert, CPRE, Director Parks and Natural Resources
DATE: May 11, 2026
SUBJECT: Purchase Agreement: 884 N. Adams Road

REQUEST:

It is requested that City Council approve the Offer to Purchase / Purchase Agreement between Michael Warholak, as seller, and the City of Rochester Hills, as purchaser, for a 5.0-acre parcel of real property located at 884 N. Adams Road (Parcel ID 70-15-08-100-005), Rochester Hills, MI in the amount of \$775,000 and further authorize the Mayor to execute any and all necessary agreements to complete the purchase.

REASON FOR PURCHASE:

The City has negotiated a purchase agreement to purchase this 5.0-acre parcel adjacent to the City-owned Nowicki Park parcel.

PROCESS:

Vendor Name and Address:

Liberty Title
1025 E. Maple Street
Birmingham, MI 48009

Michael Warholak
884 N. Adams Road
Rochester Hills, MI 48309

BUDGET:

If approved by City Council, the Fiscal Division will bring forth a 2nd Quarter 2026 Budget Amendment to transfer funding from the (420) Capital Improvement Fund to the (631) Facilities Fund for the parcel purchase as well as any associated Closing Fees.

Fund Name	Department Account No	Account No. Description	Budget Amount	Cost	Remaining Budget
Facilities Fund	631.971000	Land	\$0	\$775,000	(\$775,000)

RECOMMENDATION:

It is recommended that City Council approve the Offer to Purchase / Purchase Agreement between Michael Warholak, as seller, and the City of Rochester Hills, as purchaser, for a 5.0-acre parcel of real property located at 884 N. Adams Road, Rochester Hills, MI in the amount of \$775,000 and further authorize the Mayor to execute any and all necessary agreements to complete the purchase.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Budget Content: Chief Financial Officer		
Purchasing Process: Procurement Manager		
Mayor		
City Clerk		

Contract Reviewed by City Attorney Yes N/A