



CITY of NOVI CITY COUNCIL

**Agenda Item V
July 28, 2008**

SUBJECT: Resolution authorizing the purchase of tax foreclosed property located in the City of Novi, tax parcel identification nos. 22-03-351-0111.

SUBMITTING DEPARTMENT: Parks, Recreation & Forestry Department *R. Auler*

CITY MANAGER APPROVAL: *[Signature]*

| | |
|-------------------------------|------------------------------------------------------------------------|
| EXPENDITURE REQUIRED | \$1,941 |
| AMOUNT BUDGETED | To be included in first quarter budget amendment (if necessary) |
| APPROPRIATION REQUIRED | \$1,941 |
| LINE ITEM NUMBER | 208-691.00-974.000 |

BACKGROUND INFORMATION:

The City of Novi received the attached letter from the Oakland County Treasurer which identifies foreclosed properties. The State of Michigan has the right of first refusal and must exercise this right by July 31, 2008. The City of Novi has the right of second refusal and must approve a Resolution approving the purchase of property and submit the Resolution to the County by August 1, 2008.

As indicated on the attached map, parcel number 22-03-126-002 is adjacent to Walled Lake, however, it can only be accessed through use of a private road. Therefore, staff do not recommend acquisition of this parcel.

A second parcel number 22-03-351-011 is landlocked and surrounded by the City of Novi Lakeshore Park. This parcel could be acquired for \$1,941. Staff recommend approval of the Resolution to purchase this parcel.

RECOMMENDED ACTION: Resolution authorizing the purchase of tax foreclosed property located in the City of Novi, tax parcel identification nos. 22-03-351-0111.

| | 1 | 2 | Y | N |
|--------------------------------|---|---|---|---|
| Mayor Landry | | | | |
| Mayor Pro Tem Capello | | | | |
| Council Member Crawford | | | | |
| Council Member Gatt | | | | |

| | 1 | 2 | Y | N |
|--------------------------------|---|---|---|---|
| Council Member Margolis | | | | |
| Council Member Mutch | | | | |
| Council Member Staudt | | | | |

**RESOLUTION AUTHORIZING THE PURCHASE OF
TAX FORECLOSED PROPERTY LOCATED IN THE CITY OF NOVI,
TAX PARCEL IDENTIFICATION NOS. 22-03-351-011**

City of Novi
County of Oakland, Michigan

Minutes of a regular Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall in said City on July 28, 2008, at _____ o'clock P.M. Prevailing Eastern Time.

PRESENT: Councilmembers _____

ABSENT: Councilmembers _____

The following preamble and Resolution were offered by Councilmember _____
_____ and supported by Councilmember _____.

WHEREAS, the City of Novi has received notice from the Oakland County Treasurer that certain properties within the City have been foreclosed upon for unpaid property taxes, and that the redemption periods have expired without the properties having been redeemed;

WHEREAS, following the state of Michigan, the City of Novi has the right of second refusal to purchase these properties;

WHEREAS, the foreclosed property having Tax Parcel I.D. No. 22-03-351-011 (the "Property") is located adjacent to and is surrounded on three sides by the City of Novi's Lakeshore Park;

WHEREAS, it would be a public benefit to the citizens of Novi to acquire the Property and increase the available open space at Lakeshore Park; and

WHEREAS, the City Council has determined that it would be in the public interest to purchase this Property.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of the City of Novi hereby expresses its desire to acquire the Property in accordance with the procedures of Act 123 of the Public Acts of 1999.

2. The City Council hereby authorizes a purchase price of not more than One Thousand Nine Hundred Forty-one (\$1,941.00) Dollars, plus costs as required by law, for the Property.

3. Assuming the state of Michigan declines to exercise its right of first refusal to acquire the Property, the City shall proceed with the acquisition of the Property, and the Mayor and City Clerk are hereby authorized to execute any and all agreement and documents necessary for such purposes, upon the review and approval of same by the City Attorney.

4. A signed copy of this Resolution shall be forwarded to the Oakland County Treasurer before August 1, 2008.

AYES: Councilmembers _____

NAYES: Councilmembers _____

RESOLUTION DECLARED ADOPTED.

MARYANNE CORNELIUS, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the City Council of the City of Novi at regular meeting held this 28th day of July, 2008.

MARYANNE CORNELIUS, City Clerk

1104802_1



PATRICK M. DOHANY
COUNTY TREASURER

OAKLAND COUNTY TREASURER

1200 N. TELEGRAPH RD., DEPT. 479
PONTIAC, MI 48341-0479

CLAY

July 16, 2008

KEITH SAWDON
CHIEF DEPUTY TREASURER

CITY OF NOVI
ASSESSOR-GLENN LEMMON
45175 WEST TEN MILE RD
NOVI MI 48375-3024

Dear GLENN LEMMON,

Attached is the list of Oakland County Properties for your governmental entity that were foreclosed under ACT 123 of 1999 as amended. The Circuit Court Hearing was held on February 13, 2008. The redemption period expired at the close of business, March 31, 2008.

This list is submitted in accordance with ACT 123, Section 211.78M (1). The list is offered to you as your government has the right of second refusal. The list is sorted by the Parcel Identification Number, listing the parcel address, the State Equalized Value, the delinquent tax year(s) owed, and the amount due as of the end of the redemption period per the court's judgment. Additional fees, interests and cost may yet be added.

If you wish to purchase any of the properties so listed at the Minimum Bid Price, please submit a written list to the Oakland County Treasurer's Office with the parcel numbers. We will attempt to respond to your requests as soon as possible after the State's right of refusal has expired, July 31, 2008, quoting the price for each parcel you listed. **We will need a copy of your council or board's resolution approving the purchase of the properties. The price you pay will be less your portion of the owed taxes. Have the council or board resolve to purchase for a price of "not more than \$_____". Use a figure rounded up from the price listed.** Once we return the "Request to Purchase" agreement to you, the time would be to short for a resolution.

In order that we have time to allow the County an opportunity to peruse the list and to take action, **we will need your response by the close of business Friday, August 1, 2008.** If a response is not received from you by the above due date, we will presume this to be a total refusal of all properties and continue with the rights to purchase or refuse as stipulated by law.

Sincerely,


Cassie L. Patterson
Chief-Tax Administration
(248) 858-0615

ENC.
CLP/lr

cc: clerk
treasurer

OAKLAND COUNTY TREASURER'S OFFICE
 FORECLOSED PARCELS FOR LAND SALE
 Municipality Report for August, 2008

Cvt: 50 City of Novi

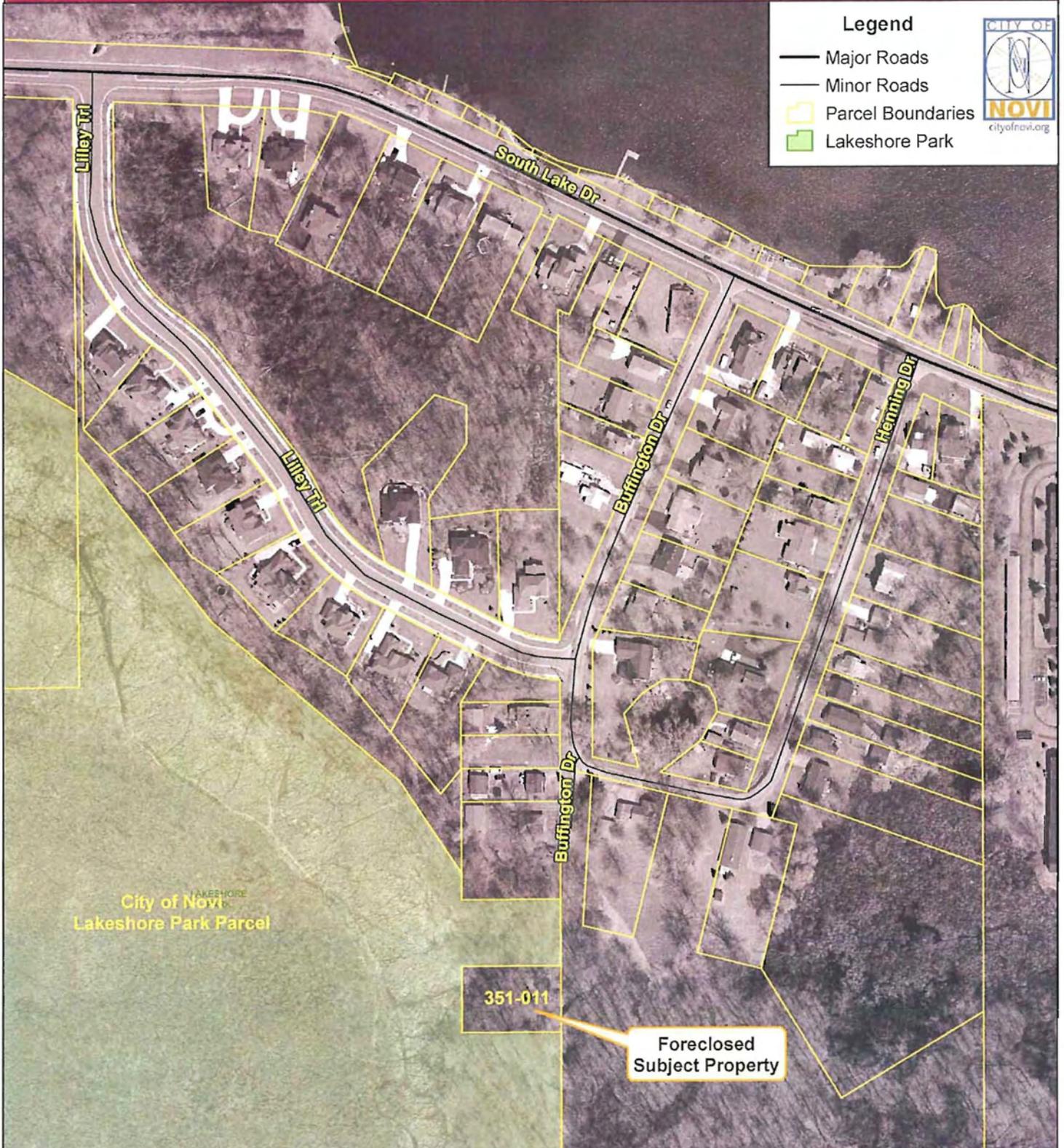
| Parcel Id | Property Address/Legal Description | Assessed Value | Tax Year | Tax Amount | Interest/Fees | Amount Due |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------|------------|---------------|---------------|
| 22-03-126-002 | T1N, R8E, SEC 3 PART OF NW 1/4 BEG AT PT DIST E 1345.35 FT & N 00-19-40 W 207.20 FT & S 89-45-50 E 792.60 FT & S 11-16-00 E 160 FT FROM SW COR SEC 34, T2N, R8E, TH S 11-16-00 E 125 FT, TH N 78- 44-00 E 244.20 FT, TH N 48-16-00 W ALG SHORE 156.50 FT, TH S 78-44-00 W 150 FT TO BEG, EXC THAT PART LYING OUTSIDE OF CITY LIMITS 0.13 A MN42A-2 | \$31,750 | 2005 | \$68.92 | \$398.61 | \$467.53 |
| | | | 2006 | \$1,110.75 | \$554.34 | \$1,665.09 |
| | | | 2007 | \$1,152.70 | \$115.27 | \$1,267.97 |
| | | | | | | Total: |
| 22-03-351-011 | T1N, R8E, SEC 3 PART OF SW 1/4 BEG AT PT DIST S 300 FT FROM SW COR 'LAKEWOODS', TH S 100 FT, TH W 150 FT, TH N 100 FT, TH E 150 FT TO BEG 0.34 A MN48B | \$25,800 | 2005 | \$34.20 | \$344.20 | \$378.40 |
| | | | 2006 | \$551.30 | \$380.91 | \$932.21 |
| | | | 2007 | \$572.25 | \$57.23 | \$629.48 |
| | | | | | | Total: |

Proposed Purchase of Foreclosed Property Land Locked Parcel Adjoining Lakeshore Park

Parcel Tax ID: 22-03-351-011 - 0.34 acres

Legend

-  Major Roads
-  Minor Roads
-  Parcel Boundaries
-  Lakeshore Park



CITY OF NOVI

GEOGRAPHIC INFORMATION SERVICES

45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279

MAP AUTHOR: CHRIS BLOUGH,
CITY GIS MANAGER



NORTH

0 50 100 200 300

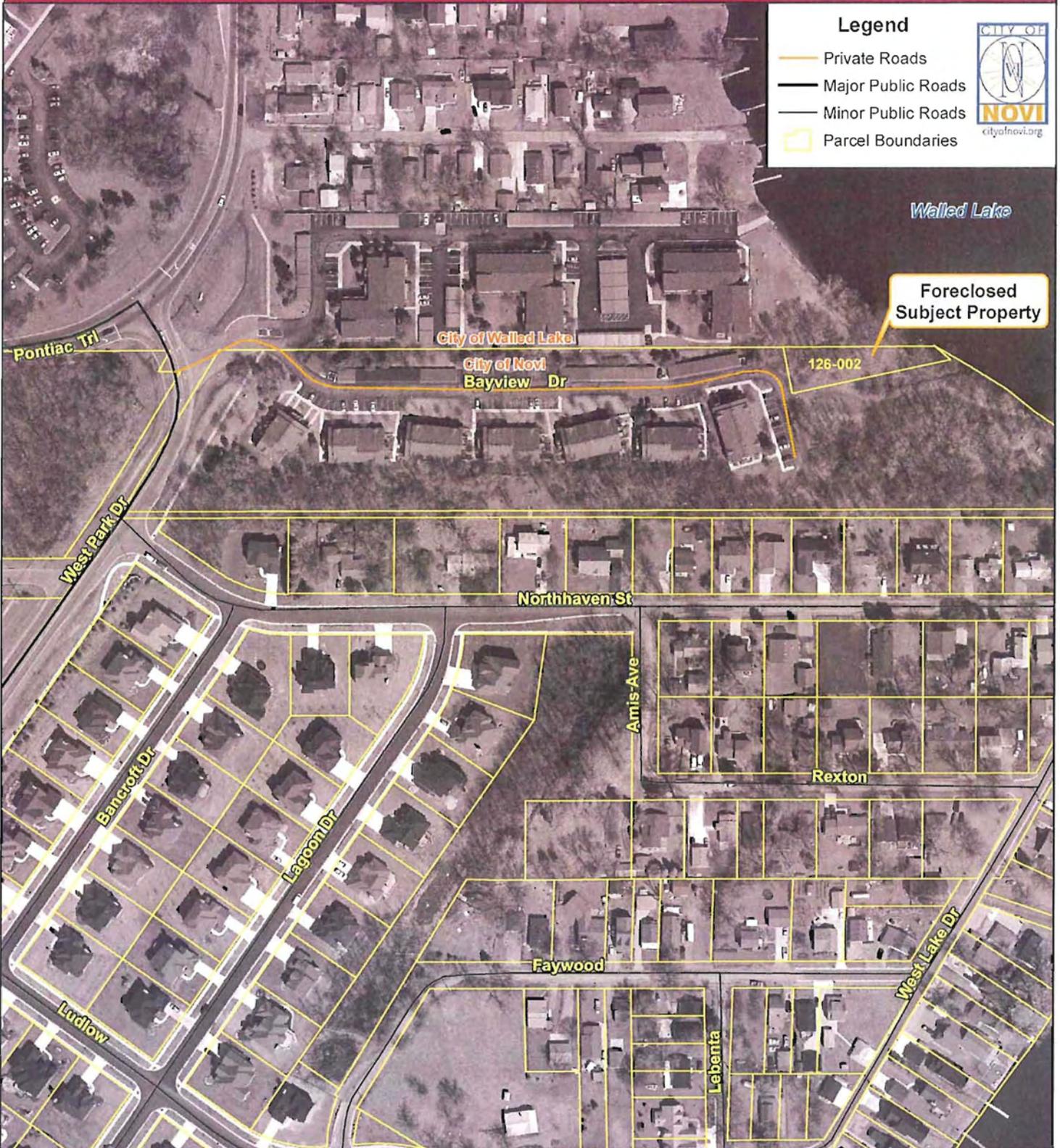
1 INCH EQUALS 200 FEET FEET MAP PRINT DATE: 7/24/2008

MAP INTERPRETATION NOTICE

Map information depicted is not intended to replace or substitute for any official or primary source. This map was intended to meet National Map Accuracy Standards and use the most recent, accurate sources available to the people of the City of Novi. Boundary measurements and area calculations are approximate and should not be construed as survey measurements performed by a licensed Michigan Surveyor as defined in Michigan Public Act 132 of 1970 as amended. Please contact the City GIS Manager to confirm source and accuracy information related to this map.

Proposed Purchase of Foreclosed Property Parcel Adjoining Walled Lake - Accessed From Bayview Dr (Private Drive)

Parcel Tax ID: 22-03-126-002 - 0.13 acres



Legend

- Private Roads
- Major Public Roads
- Minor Public Roads
- Parcel Boundaries



CITY OF NOVI
cityofnovi.org

Foreclosed Subject Property

CITY OF NOVI
GEOGRAPHIC INFORMATION SERVICES
45175 W. TEN MILE ROAD
NOVI, MI 48375-3024
(248) 347-3279
MAP AUTHOR: CHRIS BLOUGH,
CITY GIS MANAGER



NORTH

0 100 200 400
FEET

1 INCH EQUALS 200 FEET

MAP PRINT DATE: 7/24/2008

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