



CITY OF NOVI CITY COUNCIL
AUGUST 14, 2023

SUBJECT: Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-02-356-006) to adjacent property owners for \$30,000.

SUBMITTING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

The City is the owner of a small parcel of land located on East Lake Drive (the "Property").

The Property, Parcel No. 22-02-356-006, is vacant and is approximately 0.05 acres in area. The Property was acquired by the City on or about June 5, 1985.

The owners of the adjacent parcels on either side of the Property, Parcel Nos. 22-02-356-005 and 22-02-356-007, approached the City and inquired about the availability of the Property.

The owners of the adjacent parcels have indicated that they will pay the City an amount that reflects the cost to the City of acquiring the Property, plus the costs to the City of conveyance (attorneys' fees, closing costs, etc.).

RECOMMENDED ACTION: Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-02-356-006) to adjacent property owners for \$30,000.

CITY OF NOVI
COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING CONVEYANCE OF CITY PROPERTY
(PARCEL NO. 50-22-02-356-006)

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland, Michigan, held in the City Hall of said City on August 14, 2023, at 7:00 p.m.

PRESENT:

Councilmembers _____

ABSENT:

Councilmembers _____

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

WHEREAS, the City is the owner of small parcel of land (approximately 30 feet in width and 0.05 acres in area) located on East Lake Drive (the “Property”).

WHEREAS, the Property was acquired by the City on or about June 5, 1985.

WHEREAS, the owners of the two adjacent parcels on either side of the Property have indicated that they would be interested in acquiring an interest in the Property.

WHEREAS, Section 12.1 of the City Charter states that “Comparative prices shall be obtained for the purchase or sale of all materials, supplies, services and public improvements, and formal bids shall be required as outlined below, **except**:

- (a) in the employment of professional services; or
- (b) in those instances when the Director of Finance (or the Council as hereinafter provided) shall determine that no advantage to the City would result therefrom.

WHEREAS, the City Council has reviewed the request by the adjacent owners and hereby finds that there would be no advantage to the City to obtain comparative prices (i.e., to seek bids for the property), because: (a) the Property has limited economic value because it is not separately buildable; (b) the Property is adjacent to two residential parcels that would benefit from combining with portions of the Property.

WHEREAS, the City is interested in conveying the Property in equal parts (one-half to each) to the adjacent properties. Appropriate consideration for such a conveyance would be the amount reflecting the cost to the City of acquiring the Property plus costs with regard to the conveyance (attorney fees, etc.).

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, IT IS RESOLVED:

1. There would be no advantage to the City to obtain comparative prices for the sale of the Property for the reasons stated above.

2. City Council hereby resolves to convey Parcel No. 22-02-356-006 to the adjacent properties by splitting the parcel in half and combining each half to the parcels owned by the adjoining property owners.

3. The City Administration is authorized to take all actions necessary to accomplish the split/combination and conveyance, upon payment of the required consideration by both adjoining property owners to the City. The required consideration has been determined by the City Council to be Thirty Thousand Dollars (\$30,000.00). Each adjoining property owner shall pay the City One Thousand Dollars (\$15,000.00) in a time and manner determined by the City Administration before the split and conveyance occur.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Cortney Hanson, 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, County of Oakland, and State of Michigan, at a regular meeting held this ____ day of _____, 2023, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Cortney Hanson, City Clerk
City of Novi

City of Novi



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.



1 inch = 47 feet



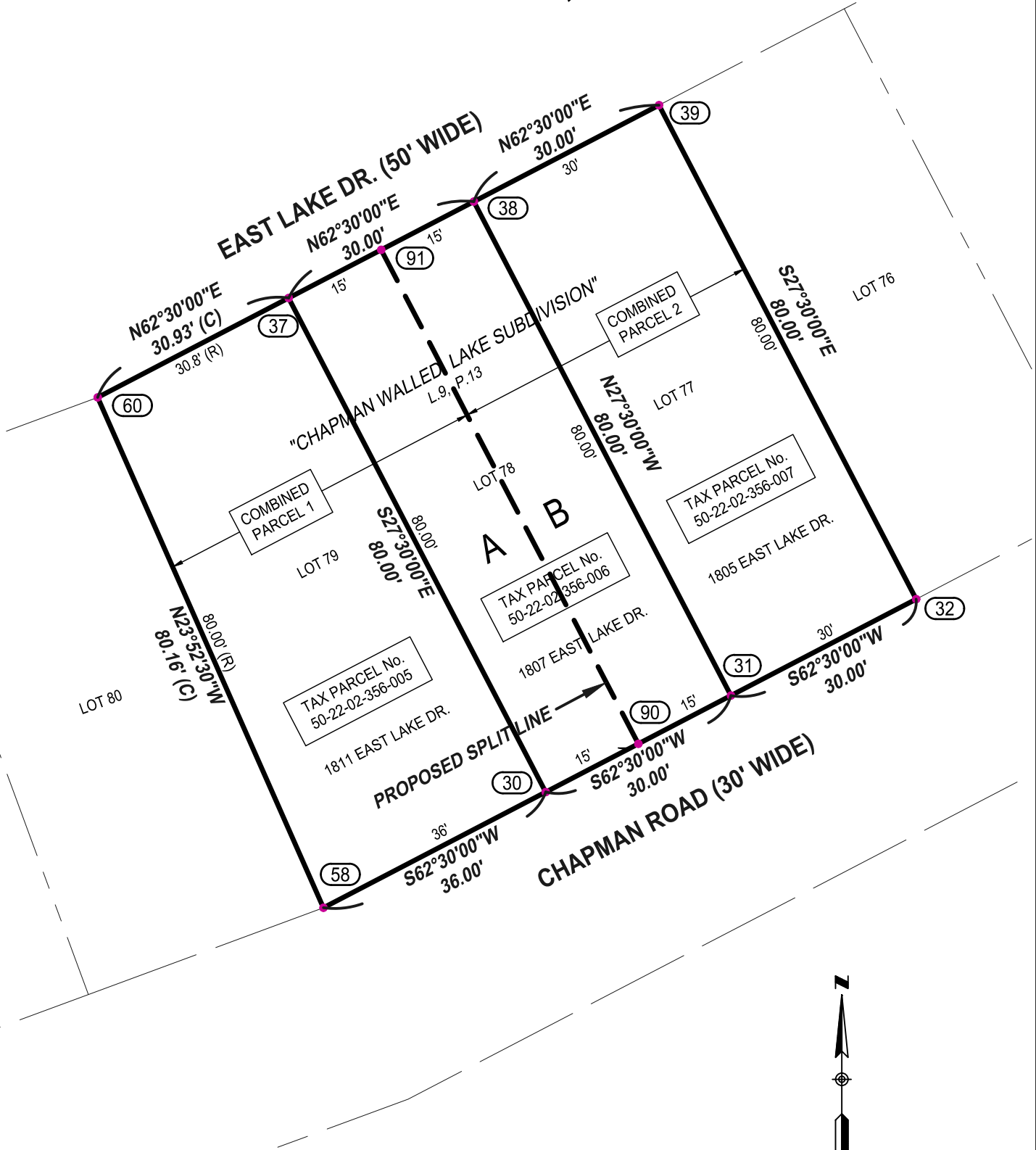
Map Print Date:
8/10/2023



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org

**PROPOSED LOT SPLIT
OF LOT 78 OF
"CHAPMAN WALLED LAKE SUBDIVISION"
SECTION 02, T.1N., R.8E., CITY OF NOVI
OAKLAND COUNTY, MICHIGAN**



LEGEND

- SI SET IRON
- SPK SET PK NAIL
- F.MON FOUND MONUMENT
- FI FOUND IRON
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- (201) SDA POINT No.

BASIS OF BEARINGS:
"CHAPMAN WALLED LAKE SUBDIVISION,"
L.9, P.13, OF OAKLAND COUNTY PLAT RECORDS

NOTE: SURVEY IS BASED UPON DESCRIPTIONS
OF RECORD. NO FIELDWORK HAS BEEN
PERFORMED.



905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: S.BROWN	DATE: 07-28-23
CHECKED: K.SIROIS	DATE: 07-28-23
MANAGER: M.DeDECKER	SCALE: 1" = 20'
JOB No. SM23-100	SHEET: 1 OF 2
SECTION 02 TOWN 01 NORTH RANGE 08 EAST	
CITY OF NOVI	OAKLAND COUNTY, MI

EXISTING ADJACENT PARCELS LEGAL DESCRIPTIONS

ADJACENT PARCELS THAT WILL BENEFIT FROM THE SPLIT OF LOT 78

PARCEL NUMBER: 50-22-02-356-007

SEAN RILEY, LLC
1805 EAST LAKE DR.
NOVI, MI 48377

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 77 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

PARCEL NUMBER: 50-22-02-356-005

MICHAEL KLASSA
1811 EAST LAKE DR.
NOVI, MI 48377

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 79 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

PARENT PARCEL LEGAL DESCRIPTION

PARENT PARCEL TO BE SPLIT

PARCEL NUMBER: 50-22-02-356-006

CITY OF NOVI
1807 EAST LAKE DR.
NOVI, MI 48377

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 78 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

PROPOSED SPLIT LEGAL DESCRIPTIONS

SPLIT PARCEL A

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF LOT 78 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

SPLIT PARCEL B

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF LOT 78 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

COMBINED PARCEL LEGAL DESCRIPTIONS

COMBINED PARCEL 1

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF LOT 78 AND ALL OF LOT 79 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.

COMBINED PARCEL 2

LAND LOCATED IN AND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, CITY OF NOVI, OAKLAND COUNTY MICHIGAN; SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 77 AND THE EAST 1/2 OF LOT 78 OF "CHAPMAN WALLED LAKE SUBDIVISION" AS RECORDED IN LIBER 9, PAGE 13 OF OAKLAND COUNTY PLAT RECORDS.



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OAKLAND COUNTY, MI