



CITY OF NOVI CITY COUNCIL
OCTOBER 24, 2022

SUBJECT: Consideration of sale of property (Parcel No. 22-11-101-004) to Fadi Sakkijha and Kristina Sakkijha for \$2,000 and to authorize the City Manager and the City Attorney to finalize the documents necessary to convey the property.

SUBMITTING DEPARTMENT: City Manager

BACKGROUND INFORMATION:

The City is the owner of a small parcel of land located on Thirteen Mile Road east of Old Novi Road (the "Property"). The Property, Parcel No. 22-11-101-004, is vacant and is approximately 0.05 acres in area.

The Property was acquired by the City through tax foreclosure on or about October 31, 2014, for the sum of \$1,286.82, representing the taxes owed. While the City at one time had discussed the possibility of utilizing the Property for access to Walled Lake, the City now has no current plans to do so.

Fadi Sakkijha and Kristina Sakkijha, the owners of the adjacent parcel, Parcel No. 22-11-101-003, approached the City and inquired about the availability of the Property. They 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 of sale of property (Parcel No. 22-11-101-004) to Fadi Sakkijha and Kristina Sakkijha for \$2,000 and to authorize the City Manager and the City Attorney to finalize the documents necessary to convey the property.

RESOLUTION AUTHORIZING SALE OF PUBLIC PROPERTY

City of Novi
County of Oakland, Michigan

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 _____, 2022, at 7:00 P.M.

Prevailing Eastern Time.

PRESENT:

Councilmembers _____

ABSENT:

Councilmembers _____

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

RECITALS:

WHEREAS, the City is the owner of a small parcel of land located on Thirteen Mile Road east of Old Novi Road (the "Property"). The Property, Parcel No. 22-11-101-004, is vacant and is approximately 0.05 acres in area;

WHEREAS, the Property was acquired by the City through tax foreclosure on or about October 31, 2014, for the sum of \$1,286.82, representing the taxes owed. While the City at one time had discussed the possibility of utilizing the Property for access to Walled Lake, the City now has no current plans to do so;

WHEREAS, Fadi Sakkijha and Kristina Sakkijha, the owners of the adjacent parcel, Parcel No. 22-11-101-003, approached the City and inquired about the availability of the Property. They 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.);

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 an undeveloped parcel that would benefit from combining with the Property because the adjacent parcel abuts a commercial development (a restaurant and bar and parking area) and the addition of the Property to the developable area of the adjacent parcel would increase the likelihood of its development by allowing for an increased setback from the existing commercial building and parking lot. the Committee shall be established in the first instance for a period of 2 years. It may be renewed thereafter as deemed necessary by the City Council.

NOW, THEREFORE, BE IT RESOLVED that:

1. That there would be no advantage to the City to obtain comparative prices for the sale of the Property for the reasons stated above;
2. That the City Manager and the City Attorney are authorized to finalize the documents necessary to convey the Property by Quit Claim Deed to the owners of the adjacent property, Parcel No. 22-11-101-003, for the amount of \$2,000, which reflects the cost to the City plus all closing and transfer costs.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

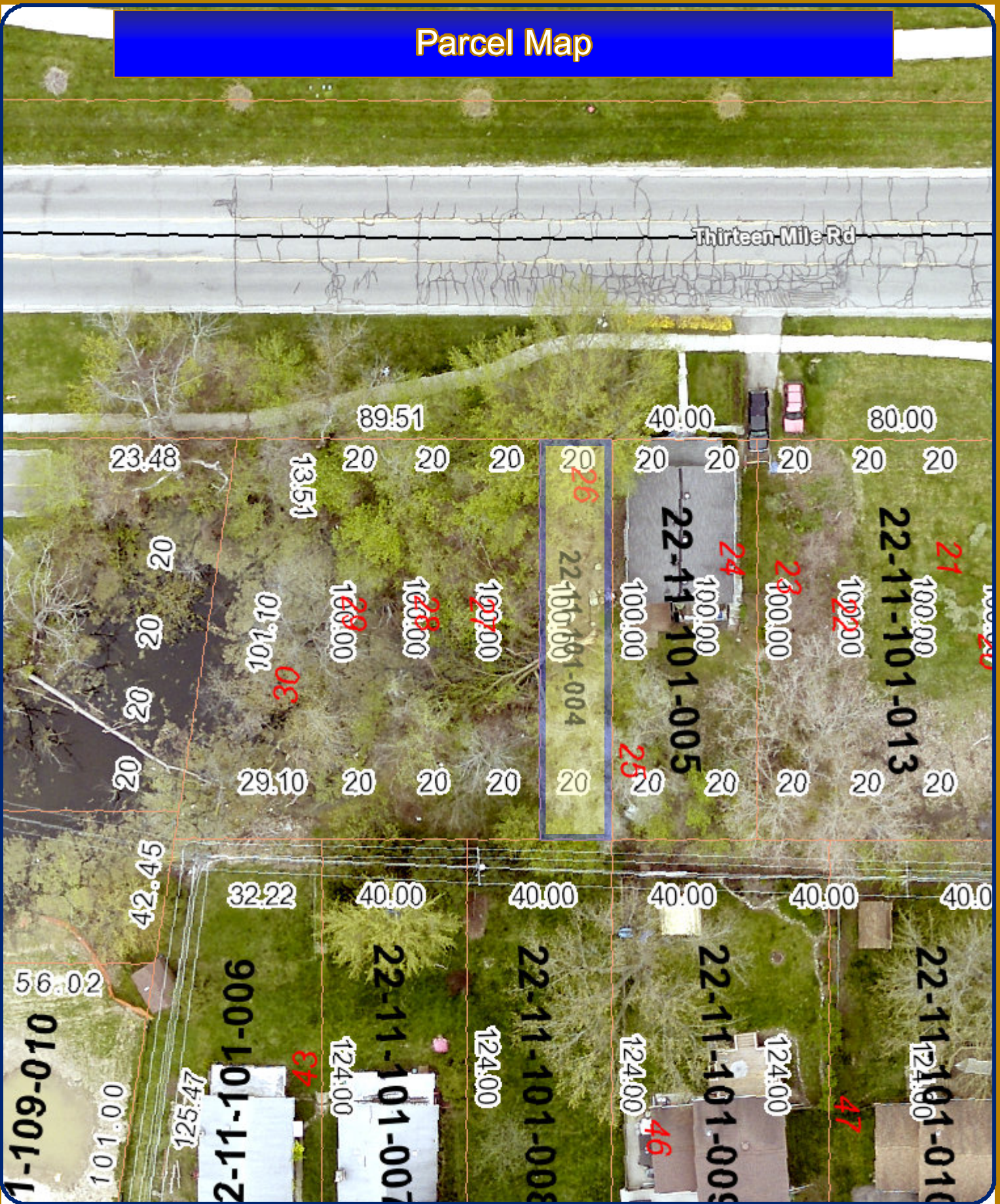
Cortney Hanson, City Clerk

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 at a regular meeting held this _____ day of _____, 2022.

Cortney Hanson, City Clerk
City of Novi

Parcel Map



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:
10/18/2022



City of Novi

45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org