



CITY of NOVI CITY COUNCIL

**Agenda Item B
June 6, 2016**

SUBJECT: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-11-177-042, located in the City of Novi Section 11, for the amount of \$3,731.04 plus additional fees, charges, or other costs as determined by the County and as required by law for the property.

SUBMITTING DEPARTMENT: City Manager's

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$ 3,731.04
AMOUNT BUDGETED	\$ 27,544.00
LINE ITEM NUMBER	101-210.00-971.000

BACKGROUND INFORMATION:

The City of Novi received the attached letter from the Oakland County Treasurer, which identifies foreclosed properties under Act 123 of 1999 for failure to pay taxes. Under MCL 211.78(M)(1), the County is given a right of first refusal, and if it does not exercise that right the City gets the next "option" to purchase the property for a "public purpose." The properties were tax foreclosed by the County's Circuit Court on February 3, 2016 and the redemption period ended on March 31, 2016. The unpaid taxes and interest total \$3,731.04, plus additional fees, charges, or other costs as determined by the County and as required by law. An aerial photograph showing the location of the property is included.

Residents abutting this property initially contacted the City early in 2016 concerned there would be development of the wetland. The likelihood of development is highly unlikely. However, the City controlling the wetland is in everyone's best interest.

RECOMMENDED ACTION: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-11-177-042, located in the City of Novi Section 11, for the amount of \$3,731.04 plus additional fees, charges, or other costs as determined by the County and as required by law for the property.

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Burke				
Council Member Casey				

	1	2	Y	N
Council Member Markham				
Council Member Mutch				
Council Member Wrobel				



OAKLAND COUNTY TREASURER

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

ANDY MEISNER
COUNTY TREASURER

JODY WEISSLER DEFOE
CHIEF DEPUTY TREASURER

May 16, 2016

City of Novi
45175 West Ten Mile Rd
Novi MI 48375

Dear Novi,

Attached is a list of properties in your city, village or township that were property tax foreclosed by the Oakland County Circuit Court on February 3, 2016, and by the County Treasurer under Public Act 123 of 1999, as amended. The redemption period ended March 31, 2016.

In accordance with Michigan Compiled Law, Section 211.78M (1), you have a statutory right to purchase the properties on this list for the amount of the delinquent taxes, interest and fees provided you have a "public purpose" in mind in exercising this right of refusal. If property purchased by a city, village, or township is subsequently sold for an amount in excess of the minimum bid and costs incurred relating to demolition, renovation, improvements, or infrastructure development, the excess amount shall be returned to the county.

The list is sorted by parcel identification number, address, state equalized value (SEV), delinquent tax year(s) owed, and amount due at the end of the redemption period, per the Circuit Court's judgment. Additional fees, interests and maintenance costs may be added so please contact the Treasurer's Office at 248-858-1860 for the correct amount.

Please notify our office in writing of your intention to purchase property for the "minimum bid" amount no later than May 31, 2016, and include a list of the properties, a copy of your Council or Board's resolution approving the purchase of the properties, and the "not more than" authorized purchase amount. No response will be considered a waiver of your right of refusal.

Thank you for your partnership. Please feel free to contact me directly at 248-858-0624 if you have any questions.

OAKLAND COUNTY TREASURER'S OFFICE
FORECLOSED PARCELS FOR LAND SALE
Municipality Report for July, 2016

Cvt: 50 City of Novi

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
22-11-177-042	T1N, R8E, SEC 11 PART OF NW 1/4 BEG AT PT DIST S 02-37-00 E 1211.56 FT FROM N 1/4 COR, TH S 02-37-00 E 32.20 FT, TH N 40-40-13 W 19.02 FT, TH S 51-22-23 W 74.91 FT, TH S 12-09-56 W 254.23 FT, TH S 72-42-02 W 378.40 FT, TH N 70-59-23 W 234.87 FT, TH N 29-34-55 E 124.92 FT, TH N 02-22- 36 W 212.75 FT, TH W 50 FT, TH N 81-37-14 W 146.98 FT, TH N 69-15-08 W 70.18 FT, TH N 49-05-48 W 59.53 FT, TH N 57-56-53 W 120.13 FT, TH N 04- 42-10 E 34.99 FT, TH N 48-25-35 W 81.19 FT, TH N 41-34-25 E 120.76 FT, TH ALG CURVE TO RIGHT, RAD 440 FT, CHORD BEARS N 64-22-28 E 341.02 FT, DIST OF 350.19 FT, TH N 87-10-30 E 9.30 FT, TH S 04-06-22 E 81.16 FT, TH S 47-27-25 E 85.53 FT, TH N 87-14-39 E 55.93 FT, TH S 79-47-00 E 34.29 FT, TH S 50-13-33 E 24.67 FT, TH N 88-18-15 E 29.80 FT, TH S 25-33-02 E 78.46 FT, TH S 08-10-30 W 74.38 FT, TH N 76-03-24 E 90.48 FT, TH N 49-44-06 E 52.47 FT, TH N 89-04-22 E 104.09 FT, TH S 82-12-52 E 39.80 FT, TH S 45-47-49 E 87.10 FT, TH S 29-55-48 E 34.93 FT, TH S 12-19-24 E 56.16 FT, TH S 22-38-26 W 39.31 FT, TH S 16-26-54 E 68.37 FT, TH N 56-39 30 E 110.32 FT, TH S 70-09-07 E 34.31 FT TO BEG 10.99 A 9-13- 12 FR 040	\$16,500	2013	\$844.47	\$657.46	\$1,501.93
			2014	\$850.36	\$460.86	\$1,311.22
			2015	\$842.10	\$75.79	\$917.89
			Total:			
22-13-100-034	T1N, R8E, SEC 13 PART OF NW 1/4 BEG AT PT DIST N 86-42-14 E 60.02 FT & N 01-47-33 E 210.88 FT & N 86-42-14 E 184.63 FT & S 48-16-20 E 19.78 FT & N 86-42-14 E 156 FT & N 63-00-00 E 48.40 FT & N 86-42-14 E 37.49 FT & S 48-17-46 E 113.14 FT & S 03-17-46 E 252.08 FT & N 86-42-14 E 70 FT & S 86-	\$800	2013	\$38.30	\$361.90	\$400.20
			2014	\$38.57	\$221.38	\$259.95
			2015	\$38.70	\$3.48	\$42.18
			Total:			

County First Right of Refusal Property



MAP INTERPRETATION NOTICE

This map is a digital representation of the information contained in the official records of the City of Novi. It is not intended to be used as a legal document. The City of Novi is not responsible for any errors or omissions in this map. The City of Novi is not responsible for any damages or losses resulting from the use of this map. The City of Novi is not responsible for any claims or liabilities arising from the use of this map. The City of Novi is not responsible for any claims or liabilities arising from the use of this map.



1 inch = 376 feet



Map Print Date:
6/2/2016



City of Novi
45175 Ten Mile Rd
Novi, MI 48375
cityofnovi.org