



CITY of NOVI CITY COUNCIL

**Agenda Item C
August 8, 2011**

SUBJECT: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-02-357-018, located in the City of Novi Section 2, Chapman's Walled Lake Subdivision along East Lake Drive, for the amount of \$6,220.93, plus additional fees, charges, or other costs as determined by the County and as required by law for the property.

SUBMITTING DEPARTMENT: City Manager

CITY MANAGER APPROVAL: 

EXPENDITURE REQUIRED	\$6,220.93
AMOUNT BUDGETED	\$0
APPROPRIATION REQUIRED	\$6,220.93
LINE ITEM NUMBER	101-299.00-971.000

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 State 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 City has sent Oakland County correspondence indicating an interest in purchasing parcel 50-22-02-357-018 and that a formal resolution confirming such would come before City Council on August 8, 2011. An aerial photograph is attached showing the location of the property. The unpaid taxes and interest total \$6,220.93, plus additional fees, charges, or other costs as determined by the County and as required by law.

The staff's recommendation is to purchase this property as a public benefit.

RECOMMENDED ACTION: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-02-357-018, located in the City of Novi Section 2, Chapman's Walled Lake Subdivision along East Lake Drive, for the amount of \$6,220.93, 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 Landry				
Mayor Pro Tem Gatt				
Council Member Fischer				
Council Member Margolis				

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

**RESOLUTION AUTHORIZING THE PURCHASE OF TAX FORECLOSED PROPERTY LOCATED IN
THE CITY OF NOVI, TAX PARCEL IDENTIFICATION NO. 50-22-02-357-018**

**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 August 8, 2011 at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT: Council Members _____

ABSENT: Council Members _____

The following preamble and Resolution were offered by Council Member _____ and supported by Council Member _____.

WHEREAS, the City 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 the Tax Parcel Identification No. 50-22-02-357-018 (the "Property") is located in the City of Novi Section 2: Chapman's Walled Lake Subdivision along East Lake Drive;

WHEREAS, it would be a public benefit because there is an existing road through the parcel; 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 Public Acts of 1999 as amended.
2. The City Council hereby authorizes a purchase price of Six Thousand Two Hundred Twenty Dollars and Ninety Three Cents (\$6,220.93), plus additional fees, charges, or other costs as determined by the County and 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 12, 2011.

AYES: Council Members _____

NAYES: Council Members _____

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 the Regular Meeting held this 8th day of August, 2011.

Maryanne Cornelius, City Clerk



OAKLAND COUNTY TREASURER

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

ANDY MEISNER
COUNTY TREASURER

JAMES VANLEUVEN
CHIEF DEPUTY TREASURER

July 15, 2011

CITY OF NOVI
TREASURER-KATHY SMITH-ROY
45175 WEST TEN MILE RD
NOVI, MI, 48375-3024

Dear KATHY SMITH-ROY,

Attached is the list of Oakland County Properties for your governmental entity that were foreclosed under Public Act 123 of 1999 as amended. The Circuit Court Hearing was held on February 16, 2011. The redemption period expired at the close of business, March 31, 2011.

This list is submitted in accordance with Public 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 22, 2011, quoting the price for each parcel you listed. **We will need a copy of your council or board's resolution "not more than" approving the purchase of the properties.** In order that we have time to allow the County an opportunity to review the list and to take action, **we will need your response by the close of business Friday, July 29, 2011.** 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,

Andrew E. Meisner
Oakland County Treasurer
(248) 858-1860
meisnera@oakgov.com

RECEIVED

JUL 20 2011

CITY OF NOVI
FINANCE

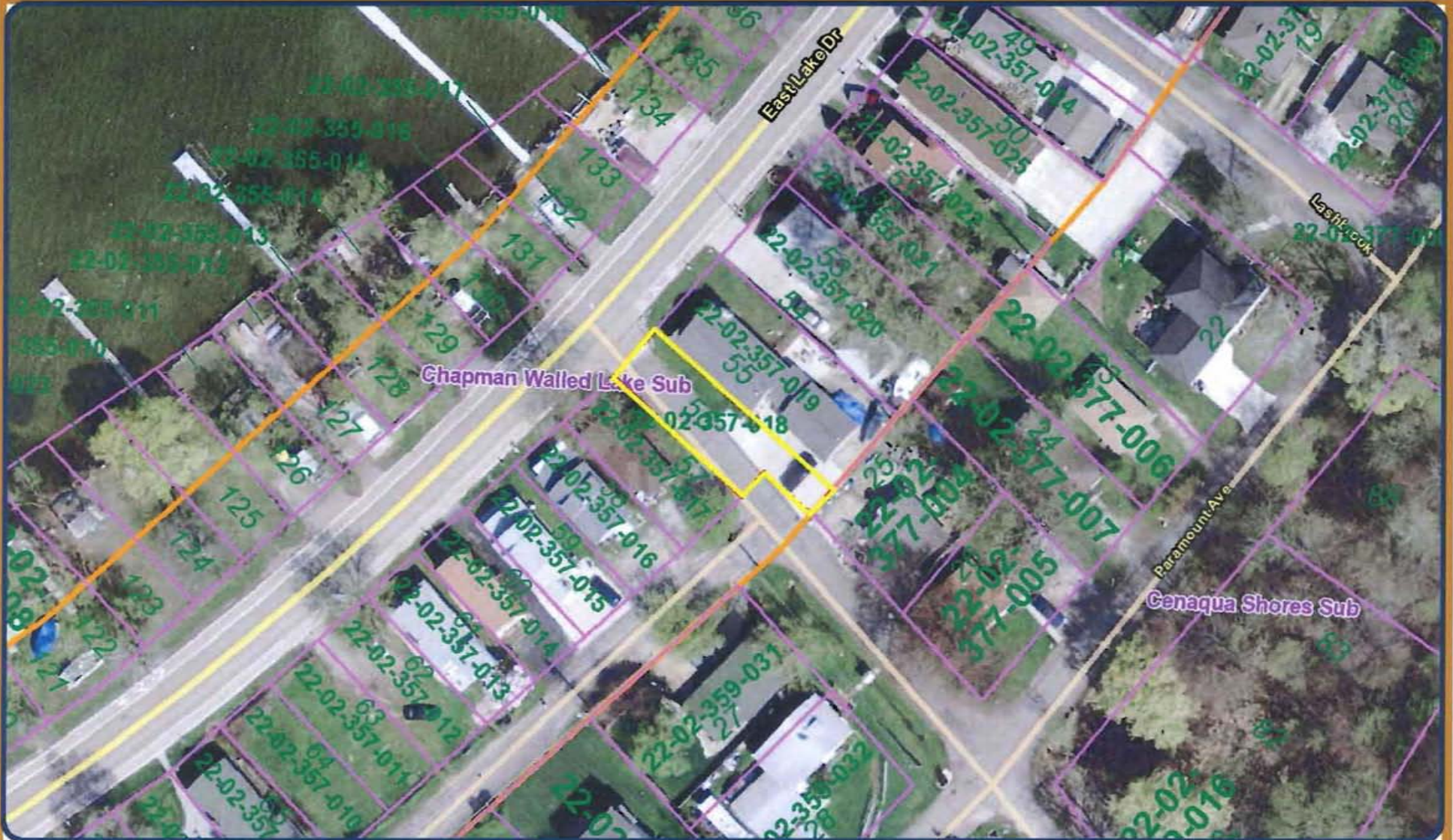
**OAKLAND COUNTY TREASURER'S OFFICE
FORECLOSED PARCELS FOR LAND SALE
Municipality Report for July, 2011**

Cvt: 50 City of Novi

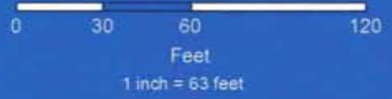
Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
22-02-357-018	T1N, R8E, SEC 2 CHAPMAN WALLED LAKE SUB LOT 56, ALSO ALL OF VAC CHAPMAN DR ADJ TO SAME	\$650	2008	\$1,550.19	\$913.33	\$2,463.52
			2009	\$1,558.01	\$669.61	\$2,227.62
			2010	\$1,403.48	\$126.31	\$1,529.79
			Total:			\$6,220.93
22-03-382-001	304 EUBANK ST NOVI MI 48377-1808 T1N, R8E, SEC 3 IDLEMERE PARK LOT 83, ALSO 1/2 OF VAC DAISY CT ADJ TO SAME 10-26-98 CORR	\$5,900	2005	\$1,859.06	\$2,125.40	\$3,984.46
			2006	\$2,031.57	\$1,884.46	\$3,916.03
			2007	\$2,120.00	\$1,611.40	\$3,731.40
			2008	\$2,471.61	\$1,395.72	\$3,867.33
			2009	\$2,028.49	\$808.40	\$2,836.89
			2010	\$10,942.51	\$984.83	\$11,927.34
Total:			\$30,263.45			
22-11-107-002	T1N, R8E, SEC 11 PART OF NW 1/4 BEG AT PT DIST N 03-32-56 W 1863.52 FT & N 87-10-32 E 686.48 FT FROM W 1/4 COR, TH N 87-10-32 E 640.13 FT, TH S 02-59-30 E 220.97 FT, TH S 41-34-25 W 20.11 FT, TH N 48-25-35 W 110 FT, TH S 88-26-36 W 72.98 FT, TH S 45-18-48 W 64.77 FT, TH N 89-29-51 W 202.89 FT, TH N 71-50-58 W 240.28 FT, TH N 02- 49-28 W 102.21 FT TO BEG 2.54 A 11-17-95 FR 107-001	\$34,850	2008	\$1,352.19	\$831.16	\$2,183.35
			2009	\$1,423.29	\$629.87	\$2,053.16
			2010	\$1,420.93	\$127.88	\$1,548.81
			Total:			\$5,785.32
22-11-127-015	T1N, R8E, SEC 11 PART OF NW 1/4 BEG AT PT DIST S 87-10-30 W 1325.18 FT & S 02-55-23 E 770 FT FROM N 1/4 COR, TH S 48-25-35 E 155.06 FT, TH S 41-34-25 W 157.43 FT, TH N 02-59-30 W 220.97 FT TO BEG 0.28 A 5-11-01 FR 013	\$28,600	2008	\$1,656.49	\$1,037.44	\$2,693.93
			2009	\$1,646.69	\$695.77	\$2,342.46
			2010	\$1,482.01	\$133.38	\$1,615.39
			Total:			\$6,651.78

Delinquent Tax Foreclosed Parcel ID: 50-22-02-357-018

Section #2 - Chapman's Walled Lake Subdivision



Map Produced Using the
City of Novi, Michigan
Internet Mapping Portal



Author: Christopher Blough
Job Title: GIS Manager
Date: 7/20/2011

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. This map was produced under the terms of the City's Internet Site Use Policy available at <http://cityofnovi.org/Resources/SiteUsePolicy.asp>