



CITY of NOVI CITY COUNCIL

**Agenda Item 8
June 18, 2012**

SUBJECT: Approval to purchase two tax-foreclosed properties from Oakland County under Act 123 of 1999, parcel number 22-02-176-014 and parcel number 22-02-177-001, located in the City of Novi Section 2, Shore Acres Subdivision along East Lake Drive, for the total amount not to exceed \$55,964.97, 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	\$55,964.97
AMOUNT BUDGETED	\$0
APPROPRIATION REQUIRED	\$55,964.97
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 staff has identified two parcels (22-02-176-014 and 22-02-177-001) that the city might have an interest in purchasing. City Council would need to approve that purchase before June 19, 2012. An aerial photograph is attached showing the location of the properties. The unpaid taxes, fees/charges and interest for both parcels total \$55,964.97, plus additional fees, charges, and other costs as determined by the County and as required by law.

The staff's recommendation is to purchase these properties as a public benefit.

RECOMMENDED ACTION: Approval to purchase two tax-foreclosed properties from Oakland County under Act 123 of 1999, parcels number 22-02-176-014 and 22-02-177-001, located in the City of Novi Section 2, Chapman's Walled Lake Subdivision along East Lake Drive, for the amount not two exceed \$55,964.97, 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 Casey				
Council Member Fischer				

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

**RESOLUTION AUTHORIZING THE PURCHASE OF TAX FORECLOSED PROPERTY LOCATED IN
THE CITY OF NOVI, TAX PARCEL IDENTIFICATION NO. 22-02-177-001**

**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 June 18, 2012 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. 22-02-177-001 (the "Property") is located in the City of Novi Section 2: Shore Acres Subdivision along East Lake Drive;

WHEREAS, it would be a public benefit because of the close proximity to Hickory Woods Elementary School; 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 not to exceed Twenty Thousand Three Hundred Twenty Four Dollars and Seventeen Cents (\$20,324.17), 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 June 18, 2012.

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 18th day of June, 2012.

Maryanne Cornelius, City Clerk

**RESOLUTION AUTHORIZING THE PURCHASE OF TAX FORECLOSED PROPERTY LOCATED IN
THE CITY OF NOVI, TAX PARCEL IDENTIFICATION NO. 22-02-176-014**

**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 June 18, 2012 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. 22-02-176-014 (the "Property") is located in the City of Novi Section 2: Shore Acres Subdivision along East Lake Drive;

WHEREAS, it would be a public benefit because of the close proximity to Hickory Woods Elementary School; 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 not to exceed Thirty Five Thousand Six Hundred Forty Dollars and Eighty Cents (\$35,640.80), 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 June 18, 2012.

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 18th day of June, 2012.

Maryanne Cornelius, City Clerk



OAKLAND COUNTY TREASURER

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

CITY CLERK'S OFFICE
NOVI

2012 JUN 14 P 12:48
Rec'd

ANDY MEISNER
COUNTY TREASURER

June 11, 2012

JAMES VANLEUVEN
CHIEF DEPUTY TREASURER

6/14/2012
To Mayor & City
Council Members

CITY OF NOVI
CLERK-MARYANNE CORNELIUS
45175 WEST TEN MILE RD
NOVI, MI, 48375-3024

Just received, will review.
Open to any comments

Dear MARYANNE CORNELIUS,

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 8, 2012. The redemption period expired at the close of business, April 2, 2012.

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, June 19, 2012, 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 Wednesday, June 20, 2012.** 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

DTXR9175

**OAKLAND COUNTY TREASURER'S OFFICE
FORECLOSED PARCELS FOR LAND SALE
Municipality Report for June, 2012**

DATE: 06/12/2012

PAGE: 129 of 390

Cvt: 50 City of Novi

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
22-02-176-014	1285 EAST LAKE RD NOVI MI 48377-1440 T1N, R8E, SEC 2 SHORE ACRES SUB LOT 39	\$17,050	2008	\$2,715.79	\$1,966.63	\$4,682.42
			2009	\$3,475.46	\$1,884.45	\$5,359.91
			2010	\$2,537.38	\$920.47	\$3,457.85
			2011	\$20,500.57	\$1,640.05	\$22,140.62
Total:						\$35,640.80
22-02-177-001	1303 EAST LAKE RD NOVI MI 48377-1442 T1N, R8E, SEC 2 SHORE ACRES SUB LOTS 32 & 33	\$50,000	2009	\$4,170.64	\$2,283.37	\$6,454.01
			2010	\$4,022.32	\$1,336.25	\$5,358.57
			2011	\$7,881.10	\$630.49	\$8,511.59
Total:						\$20,324.17
22-03-129-007	1502 LEBENTA ST NOVI MI 48377-1319 T1N, R8E, SEC 3 JOHN HAWTHORN'S SUB NO 2 LOT 26	\$28,900	2008	\$1,150.29	\$1,011.68	\$2,161.97
			2009	\$1,685.41	\$1,049.72	\$2,735.13
			2010	\$2,085.91	\$794.05	\$2,879.96
			2011	\$1,932.14	\$154.57	\$2,086.71
Total:						\$9,863.77
22-03-152-023	162 PICKFORD ST NOVI MI 48377-1357 T1N, R8E, SEC 3 BLOMFIELD SUB LOTS 69 & 70, ALSO PART OF LOT 71 ALL DESC AS BEG AT MOST SLY COR OF LOT 69, TH N 53-30-00 W 76.50 FT, TH N 36-01-46 E 107 FT, TH S 53-30-00 E 76.50 FT, TH S 36-01-46 W 107 FT TO BEG 4-28-04 FR 005	\$46,800	2009	\$4,125.95	\$2,224.16	\$6,350.11
			2010	\$3,746.50	\$1,259.02	\$5,005.52
			2011	\$3,441.54	\$275.32	\$3,716.86
Total:						\$15,072.49
22-10-400-011	28060 DIXON RD NOVI MI 48377-2520 T1N, R8E, SEC 10 W 264 FT OF N 165 FT OF S 660 FT OF SE 1/4 1 A MN176D-1	\$51,350	2009	\$39.80	\$332.42	\$372.22
			2011	\$2,780.08	\$222.41	\$3,002.49
Total:						\$3,374.71
22-15-376-016		\$3,550	2009	\$272.87	\$387.33	\$660.20

DTXR9175

OAKLAND COUNTY TREASURER'S OFFICE
 FORECLOSED PARCELS FOR LAND SALE
 Municipality Report for June, 2012

DATE: 06/12/2012

PAGE: 130 of 390

Cvt: 50 City of Novi

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
22-15-376-016	T1N, R8E, SEC 15 PART OF E 1/2 OF SW 1/4 BEG AT PT DIST N 00-17-00 W 770.33 FT & N 71-18-00 W 1296.75 FT & S 17-43-00 W 150 FT FROM S 1/4 COR, TH S 01-01-00 W 100 FT, TH N 71-18-00 W 58.70 FT, TH N 01-01-00 E 100 FT, TH S 71-18-00 E 58.70 FT TO BEG 0.13 A	\$3,550	2010	\$249.07	\$279.74	\$528.81
			2011	\$194.40	\$15.55	\$209.95
					Total:	\$1,398.96
22-22-400-025	T1N, R8E, SEC 22 PART OF SE 1/4 BEG AT PT DIST N 229.20 FT & N 89-30-17 W 455.00 FT FROM SE SEC COR, TH N 89-30-17 W 495.30 FT, TH N 457.08 FT, TH S 89-30-17 E 435.00 FT, TH S 270.00 FT, TH S 30-00-00 E 120.60 FT, TH S 83.16 FT TO BEG 4.75 A 10/22/87 FR 012 & 021	\$7,250	2009	\$1,077.82	\$733.47	\$1,811.29
			2010	\$392.58	\$319.93	\$712.51
			2011	\$397.09	\$31.77	\$428.86
				Total:	\$2,952.66	
22-24-451-118	24439 OLDE ORCHARD ST NOVI MI 48375-2975 T1N, R8E, SEC 24 OAKLAND COUNTY CONDOMINIUM PLAN NO 39 OLDE ORCHARD COUNTRY HOMES BLDG 10, APT 64 L 6614 P 11	\$24,500	2009	\$1,906.73	\$1,189.89	\$3,096.62
			2010	\$959.11	\$478.55	\$1,437.66
			2011	\$976.20	\$78.10	\$1,054.30
				Total:	\$5,588.58	

Foreclosed Parcels for Land Sale

Oakland County Treasurer's Office- Page 2 of 6

Parcel 22-02-176-014

1285 East Lake Dr
Novi, MI 48377

02

Parcel 22-02-177-001

1303 East Lake Dr
Novi, MI 48377



Map: Author: Kathleen Stack, GIS Support Technician
Date: 6/15/2012
Project: Foreclosed Parcels
Version #: 1

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.

Map Legend

-  Foreclosed Parcel
-  Tax Parcels
-  Sections
-  Lakes



City of Novi

Information Technology Department
Geographic Information Services
45175 W Ten Mile Rd
Novi, MI 48375
cityofnovi.org



1 inch = 300 feet