



**CITY OF NOVI CITY COUNCIL
DECEMBER 19, 2022**

SUBJECT: Consideration to adopt Resolution Authorizing Conveyance of City Property (Parcel No. 22-11-101-004) to adjacent property owners for \$2,000.

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.

The owners of the adjacent parcels on either side of the Property, Parcel Nos. 22-11-101-003 and 22-11-101-005, approached the City and inquired about the availability of the Property.

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.

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. 22-11-101-004) to adjacent property owners for \$2,000.

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

RESOLUTION AUTHORIZING CONVEYANCE OF CITY PROPERTY

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 _____, 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 20 feet in width and 0.05 acres in area) located on Thirteen Mile Road east of Old Novi Road (the "Property").

WHEREAS, the Property was acquired by the City through tax foreclosure on or about October 31, 2014, for the sum of One Thousand Two Hundred-Eight Six Dollars and Eighty Two Cents (\$1,286.82), representing taxes owed.

WHEREAS, at the time, the City was evaluating the possibility of using the Property for access to Walled Lake. The City no longer has any current plans to use the Property for that purpose.

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. 22-11-101-004 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 Two Thousand Dollars (\$2,000.00). Each adjoining property owner shall pay the City One Thousand Dollars (\$1,000.00) 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