



CITY of NOVI CITY COUNCIL

**Agenda Item M
October 6, 2014**

SUBJECT: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-11-101-004, located in the City of Novi Section 11, Howell's Walled Lake Sub, Lot 26, for the amount of \$1,286.82 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: *[Signature]* PR

EXPENDITURE REQUIRED	\$1,286.82
AMOUNT BUDGETED	\$70,000
APPROPRIATION REQUIRED	\$0
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 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 City received the attached letter from Oakland County about the tax foreclosed properties that did not sell at the August auction. An aerial photograph is attached showing the location of the property. The unpaid taxes and interest total \$1,286.82, 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 due to its close proximity to Pavilion Shore Park.

RECOMMENDED ACTION: Approval to purchase a tax-foreclosed property from Oakland County under Act 123 of 1999, parcel number 50-22-11-101-004, located in the City of Novi Section 11, Howell's Walled Lake Sub, Lot 26, for the amount of \$1,286.82 plus additional fees, charges, or other costs as determined by the County and as required by law for the property.

Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Fischer				

Council Member Markham				
Council Member Mutch				
Council Member Wrobel				

**RESOLUTION AUTHORIZING THE PURCHASE OF TAX FORECLOSED PROPERTY LOCATED IN
THE CITY OF NOVI, TAX PARCEL IDENTIFICATION NO. 50-22-11-101-004**

**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 October 6, 2014 at 7 o'clock P.M. Prevailing Eastern Time.

PRESENT:

ABSENT:

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 Oakland County, the City of Novi has the right of second refusal to purchase this property;

WHEREAS, the foreclosed property having the Tax Parcel Identification No. 50-22-11-101-004 (the "Property") is located in the City of Novi Section 11: Howell's Walled Lake Sub Lot 26;

WHEREAS, it would be a public benefit because of the close proximity to Pavilion Shore Park; 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 One Thousand Two Hundred Eighty Six Dollars and Eighty Two Cents (\$1,286.82), plus additional fees, charges, or other costs as determined by the County and as required by law for the Property.
3. Since Oakland County has exercised 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 October 8, 2014.

AYES: Council Members:

NAYES:

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 6th day of October, 2014.

Maryanne Cornelius, City Clerk

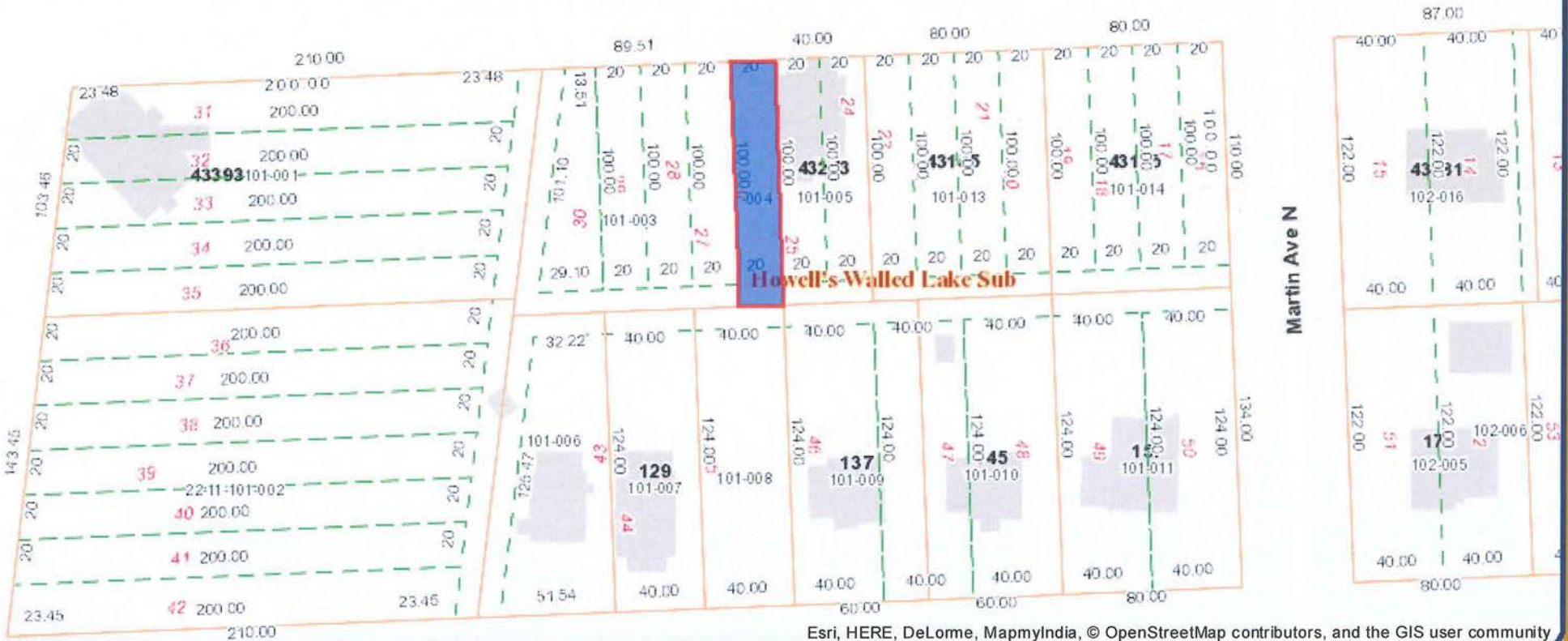
Tax Foreclosure

Property 50-22-11-101-004

22-02-358-014

THIRTEEN MILE RD

Shawood Walled Lake Heights Sub



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community



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



Author: V. Cardenas
Date: 9/24/2014



MAP INTERPRETATION NOTICE

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ANDY MEISNER
COUNTY TREASURER

OAKLAND COUNTY TREASURER

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

JODY WEISSLER DEFOE
CHIEF DEPUTY TREASURER

Dear Local Treasurer,

On August 18 – 20 we completed our 'minimum bid' auction of tax foreclosed properties, recovering about \$3.5 million in taxes, fees and interest that will not be charged back.

In comparison to last year, the County outperformed the 2013 auction by more than one million dollars despite offering 23 percent fewer properties. The 340 properties and parcels that sold at the August auction garnered \$9.9 million.

Properties that sold are now back on the tax rolls, which boosts property values and stabilizes neighborhoods in communities across Oakland County. The average selling price at the August auction was \$29,382; \$2,339 more than last year's average selling price and almost \$10,000 more than 2012.

We are continuing our efforts to connect tax foreclosed properties with families through our mortgage program that allows families to get pre-approved through the mortgage lender of their choice, and then to bid up to that amount at the auction. And, we continue to introduce new policies to make the auction process better. This year, bidders were required to register before the 2014 auction, and those who owed back taxes or lost property in tax foreclosure proceedings were prohibited from bidding. This new process maintains the integrity of the sale as well as those of our property values and neighborhoods in our cities, villages and townships.

Any properties that did not sell at the August auction will be available through the right of first refusal to the State, Cities, Villages and Townships, as well as to the County, prior to the October 20-21 Land Sale. The Right of First Refusal dates are as follows:

- September 15-19 - State of Michigan
- September 22-26 - Cities, Townships and Villages
- September 29-October 3 - Oakland County

Sincerely,

Andy Meisner

Oakland County Treasurer

P.S. As an added convenience, please find attached a list of properties in your community that sold in the August auction, along with the new owners' contact information to help ensure a positive and productive relationship and dialogue between you and your new neighbors. As always, if there are any questions, please call the Oakland County Treasurer's Office at 248-858-0612.

DTXR9175

OAKLAND COUNTY TREASURER'S OFFICE
FORECLOSED PARCELS FOR LAND SALE
Municipality Report for September, 2014

DATE: 09/23/2014
PAGE: 27 of 118

Cvt: 50 City of Novi

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
22-11-101-004	T1N, R8E, SEC 11 HOWELL'S WALLED LAKE SUB LOT 26, ALSO 1/2 OF VAC ALLEY ADJ TO SAME 10-21-08 CORR	\$4,150	2011	\$49.82	\$651.68	\$701.50
			2012	\$152.57	\$259.58	\$412.15
			2013	\$156.01	\$17.16	\$173.17
						Total:
22-17-126-014	T1N, R8E, SEC 17 PART OF NW 1/4 BEG AT PT DIST E 1878.14 FT & S 60 FT & E 344.98 FT FROM NW SEC COR, TH E 265.55 FT, TH S 02-04-05 W 581.71 FT, TH N 70-04-59 W 127.82 FT, TH N 13-01- 21 W 551.98 FT TO BEG 2.45 A 12-11-06 FR 007	\$11,700	2011	\$550.43	\$602.42	\$1,152.85
			2012	\$515.95	\$377.69	\$893.64
			2013	\$503.06	\$55.34	\$558.40
						Total:

DTXR9470

OAKLAND COUNTY TREASURER'S OFFICE
CVT REPORT OF PARCELS SOLD AT THE COUNTY LAND SALE
AUGUST 2014

Date: 09/16/2014

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Cvt: 50 City of Novi

22-03-130-006

VIKTORIA ZHOLOB
5970 KINGSFIELD DR
WEST BLOOMFIELD MI 48322

22-03-453-019

NEW CHAPTER HOMES INC
46579 SOUTHVIEW LANE
PLYMOUTH MI 48170

22-25-426-031

PAUL SHAWN-RAY LIPP
1371 N BELSAY RD
BURTON MI 48509