



CITY COUNCIL AGENDA ITEM

Date: June 14, 2012

To: Michael W. Culpepper, Interim City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Acquisition of Property as a Result of Foreclosure for Non-Payment of Property Taxes

In accordance with Public Act 123, Section 211.78M(1), Oakland County Treasurer has offered the City of Troy the right of second refusal of properties located in our community that were foreclosed under Public Act 123 of 1999 as amended.

On Wednesday, February 8, 2012 a hearing on the petition by the Oakland County Treasurer to foreclose real property for failure to pay real property taxes was held. Title was forfeited and is free of all liens. Property owners were able to redeem their property by April 2, 2012. The State of Michigan is given first opportunity to purchase foreclosed property, and then the City of Troy, for the amount of delinquent taxes.

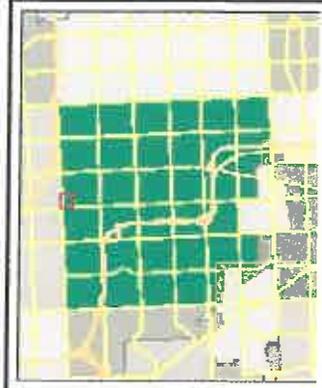
Staff has reviewed the parcels acquired by the Oakland County Treasurer and sees benefit in acquiring one of these parcels for City purposes:

The vacant parcel, having Sidwell #88-20-03-103-005, is an unbuildable parcel approximately 60'x400' located in Section 3. The parcel is encumbered with a public storm sewer, sanitary sewer and a 84" diameter Detroit water main. Acquisition of the forfeited property would allow the City an unfettered access to the public utilities and, at a future time, extend Nuthatch Drive to Donaldson Drive.

The tax sale addressed 2009 and 2010 delinquent tax years. The acquisition amounts would include any unpaid taxes, interest and finance charges, and any special assessments. The exact amount paid in this land sale will be determined by the amount of interest applied for the month in which the City purchases these properties. As of June the accumulated taxes, interest and penalties are \$961.62.

Acquisition of these properties will be made with monies from the Local Road fund.

Staff is seeking Council's approval to purchase this property in an amount not to exceed \$1,200.00



- Legend**
- Road Centerline
 - Major Road
 - Industrial Road
 - Local Road
 - Ponds and Basins
 - Streams and Creeks
 - Parcels
 - Aerial Photos - 2010**
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1:3,127

Notes

Tax foreclosed property

Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

521 Feet





OAKLAND COUNTY TREASURER

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

ANDY MEISNER
COUNTY TREASURER

JAMES VANLEUVEN
CHIEF DEPUTY TREASURER

June 11, 2012

CITY OF TROY
CLERK-TONNI BARTHOLOMEW
500 WEST BIG BEAVER
TROY, MI, 48084-5285

Dear TONNI BARTHOLOMEW,

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

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

DATE: 06/12/2012

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Cvt: 88 City of Troy

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
20-02-103-007	1060 HARTWIG DR TROY MI 48085-1226 T2N, R11E, SEC 2 EYSTER'S SUBURBAN HOME SUB LOT 52	\$61,250	2009	\$156.51	\$548.01	\$704.52
					Total:	\$704.52
20-03-103-005		\$0	2009	\$131.82	\$366.69	\$498.51
			2010	\$197.74	\$265.37	\$463.11
					Total:	\$961.62
20-24-226-018	3540 FERNLEIGH DR TROY MI 48083-5771 T2N, R11E, SEC 24 EYSTER'S DEQUINDRE FARMS SUB NO. 5 S 140 FT OF LOT 10	\$150,290	2009	\$485.09	\$578.59	\$1,063.68
			2010	\$525.96	\$357.27	\$883.23
					Total:	\$1,946.91
20-25-326-074		\$34,000	2006	\$583.24	\$738.28	\$1,321.52
			2007	\$1,253.63	\$1,360.37	\$2,614.00
			2008	\$1,226.89	\$1,138.40	\$2,365.29
			2009	\$1,245.72	\$1,025.66	\$2,271.38
			2010	\$1,294.76	\$572.53	\$1,867.29