



CITY COUNCIL AGENDA ITEM

Date: July 16, 2013

To: Brian Kischnick, 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

History

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 February 13, 2013 a Circuit Court hearing was held on a petition by the Oakland County Treasurer to foreclose real property for failure to pay real property taxes. Title was forfeited and is free of all liens. Property owners were given the opportunity to redeem their property by April 1, 2013. The State of Michigan is given first opportunity to purchase foreclosed property, and then the City of Troy for the amount of delinquent taxes, interest and penalties.

Staff has reviewed the parcels acquired by the Oakland County Treasurer and sees benefit in acquiring one of these parcels for the future development of the McCulloch Drain. The vacant parcel, located in Section 26 on Bellingham Road and having Sidwell #88-20-26-200-086, is located in a 100-year floodway.

Financial

The tax sale addressed unpaid taxes for 2010. The acquisition amount includes any unpaid taxes, interest, finance charges, and 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 July, 2013 the accumulated taxes, interest and penalties are \$642.13.

Acquisition of this property will be made with monies from the Drains fund.

Recommendation

Staff is seeking Council's approval to purchase this property in an amount not to exceed \$1,000.00



OAKLAND COUNTY TREASURER

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

ANDY MEISNER
COUNTY TREASURER

JODY WEISSLER DEFOE
CHIEF DEPUTY TREASURER

July 11, 2013

CITY OF TROY
ASSESSOR-NINO LICARI
500 WEST BIG BEAVER
TROY, MI, 48084-5285

Dear NINO LICARI,

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 13, 2013. The redemption period expired at the close of business, April 1, 2013.

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 25, 2013, 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 26, 2013.** 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

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CITY OF TROY
ASSESSING DEPT.

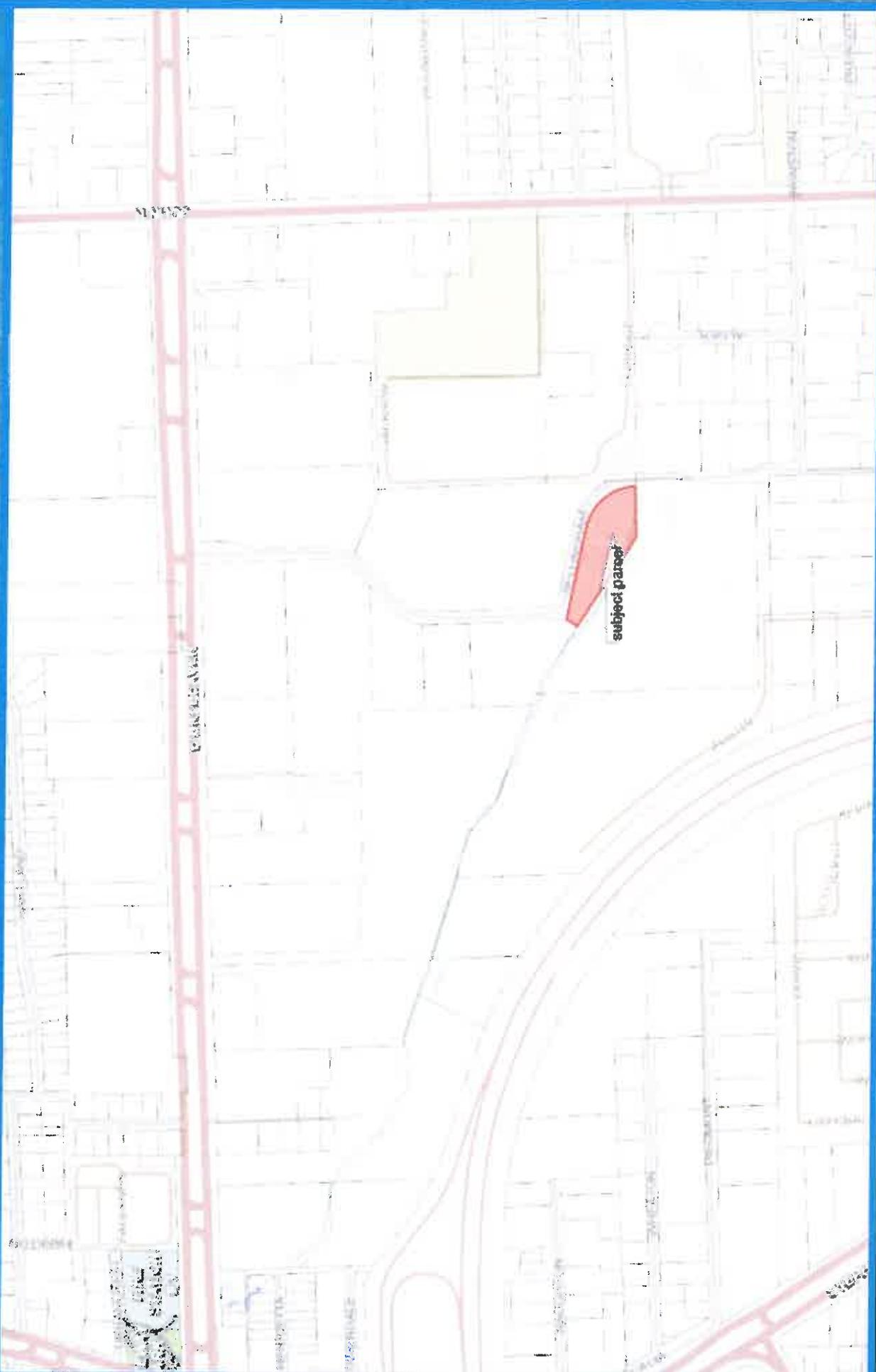
OAKLAND COUNTY TREASURER'S OFFICE
 FORECLOSED PARCELS FOR LAND SALE
 Municipality Report for July, 2013

DATE: 07/11/2013
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DTXR9175

Cvt: 88 City of Troy

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
20-26-200-086	T2N, R11E, SEC 26 PART OF NE 1/4 OF SEC BEG AT PT DIST S 89-42-00 W 720.60 FT & S 00-29-22 E 102 FT & S 89-42-00 W 922.05 FT & S 00-36-00 E 559.88 FT & S 28-09-00 W 235.68 FT & S 56-54-00 W 88.18 FT & S 28-09-00 W 293.40 FT & S 00-36-00 E 630.46 FT FROM NE SEC COR, TH S 76-41-39 E 443.84 FT, TH ALG CURVE TO RIGHT, RAD 245 FT, CHORD BEARS S 38-39-40 E 301.90 FT, DIST OF 325.26 FT, TH N 89-21-30 W 244.99 FT, TH N 55- 11-44 W 499.66 FT, TH N 34-48-16 E 60.83 FT TO BEG 2.47 A 10-14-03 FR 079	\$0	2010	\$260.23	\$381.90	\$642.13
	Total:					\$642.13



1,686

0

843

1,686 Feet



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.