

# CITY COUNCIL ACTION REPORT

July 14, 2009

TO: John Szerlag, Acting City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services  
 John Lamerato, Assistant City Manager/Finance  
 Carol Anderson, Parks & Recreation Director *CA/ef*  
 Steven J. Vandette, City Engineer *SV*  
 Larysa Figol, Sr. Right-of-Way Representative *LF*

SUBJECT: Request for Approval to Purchase Foreclosed Properties for Park Purposes Resulting from Non-Payment of Property Taxes

Background:

- Under Act 123 of 1999 as amended, Oakland County Treasurer foreclosed on properties for non-payment of real estate taxes. The City has been informed that several properties were not redeemed prior to March 31, 2009.
- Staff is seeking Council's approval to acquire four parcels located in Section 22 at the southwest corner of Trombley and Talbot. Ideally these parcels would become part of the proposed Section 22 park and make an attractive park entrance to the neighborhood.
- The sale addresses 1998-2008 delinquent years. The acquisition amounts would include any unpaid taxes, interest and finance charges, and special assessments for the years 1998-2008 inclusive. Depending on when these properties are offered to the City, 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. Staff requests the allocation of no more than \$80,000 for the acquisition of these properties, plus closing and administrative costs.

Financial Considerations:

- Acquisition of these properties will be made with monies from the Park Development Fund 770.7974.130

<u>SIDWELL #</u>	<u>TAX AMOUNT OWING (as of 7/31/2009)</u>
20-22-326-001	\$16,389.24
20-22-326-002	\$16,342.96
20-22-326-012	\$24,143.58
20-22-326-013	\$17,535.96
TOTAL	<b>\$74,411.74</b>

Legal Considerations:

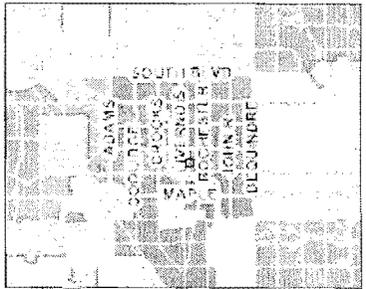
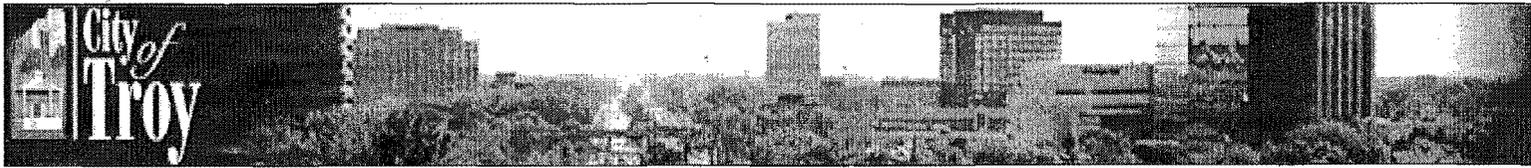
- None

Policy Considerations:

- I. Troy has enhanced the health and safety of the community
- II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues
- III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

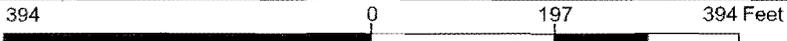
Options:

- Staff recommends that City Council approve the purchase of the above properties.



- Legend**
- I-75
  - Road Centerline
    - Major Road
    - Industrial Road
    - Local Road
  - Hydrography Poly
  - Hydrography Arc
  - Parcels
  - Aerial Photos - 2008
    - Red:Band\_1
    - Green:Band\_2
    - Blue:Band\_3

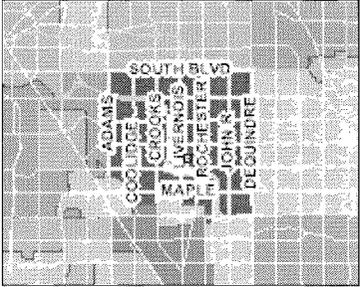
1:2,363



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.

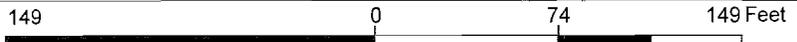
**Notes**

Foreclosure Properties



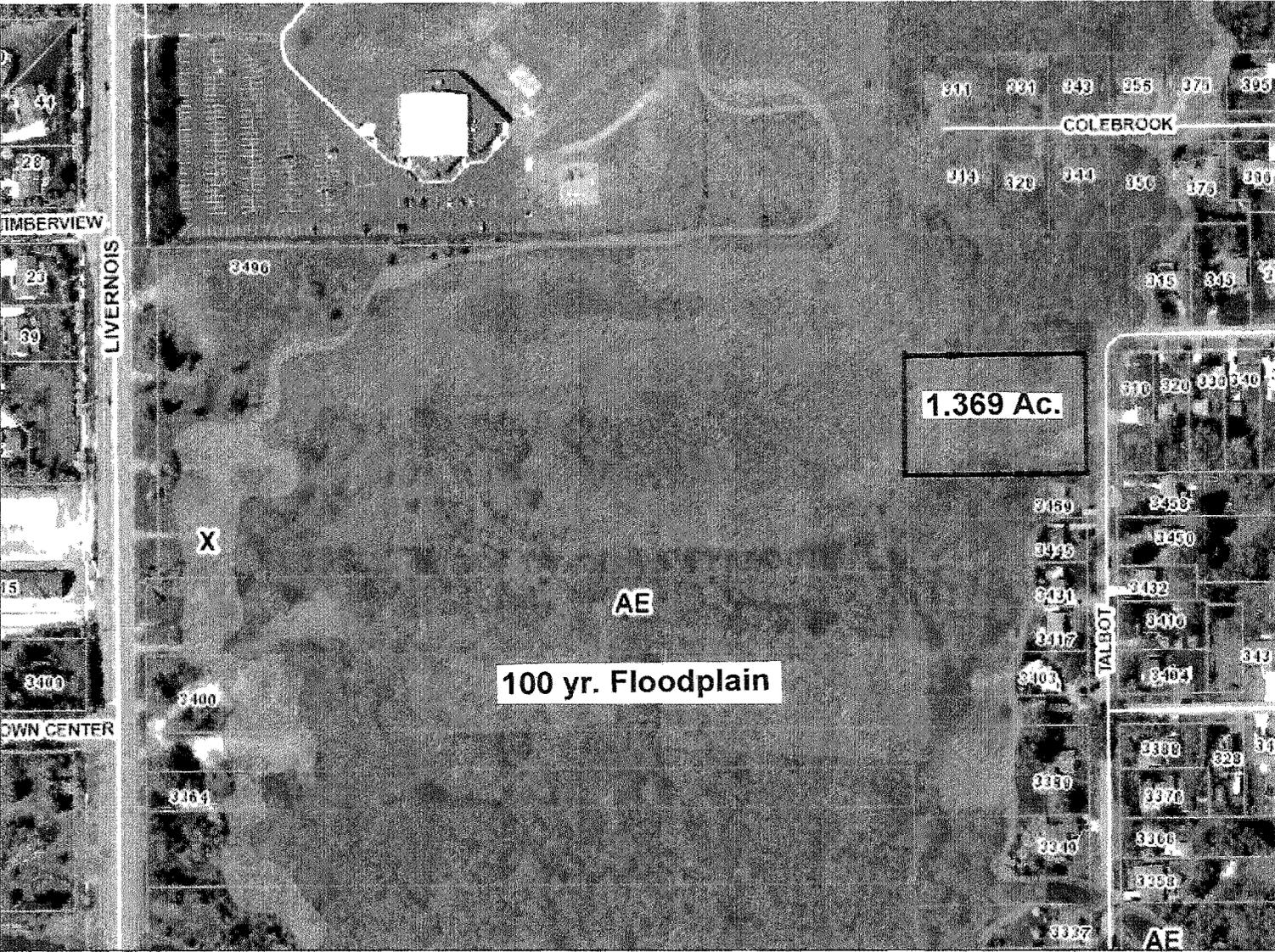
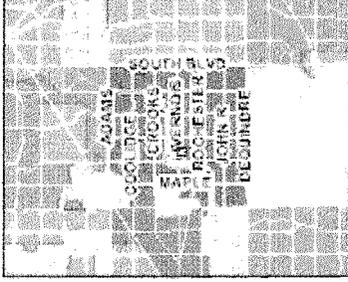
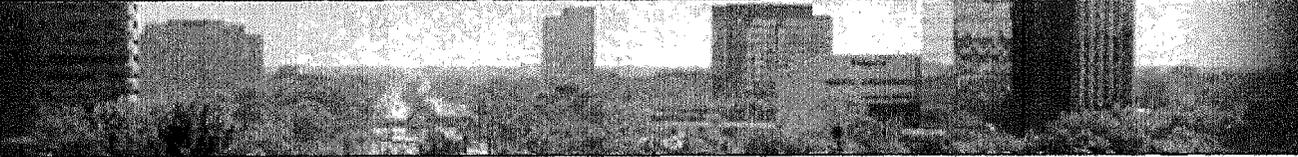
- Legend**
- I-75
  - Road Centerline
  - Major Road
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  - Local Road
  - Hydrography Poly
  - Hydrography Arc
  - Parcels
  - Aerial Photos - 2008**
  - Red:Band\_1
  - Green:Band\_2
  - Blue:Band\_3

1: 892



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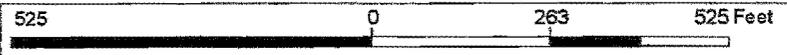
**Notes**  
 Enter Map Description



**Legend**

- 1-75
- Road Centerline
  - Major Road
  - Industrial Road
  - Local Road
- Hydrography Poly
- Hydrography Arc
- Flood Hazard Area - 2009
  - X (500 Year)
  - A (100 Year)
  - AE (100 Year With Eng)
  - AE (100 Year With Eng Within Floo
- Parcels
- Aerial Photos - 2008
  - Red:Band\_1
  - Green:Band\_2
  - Blue:Band\_3

1: 3,151



NAD\_1983\_StatePlane\_Michigan\_South\_FIPS\_2113\_IntlFeet  
 City of Troy Geographical Information Systems - Department of Information Technology

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**Notes**  
 Talbot & Trombley Park  
 Purchase\_Floodplain



ACCELERATION AND DECELERATION LANES FOR ENTRANCE DRIVE

ENTRY WALLS WITH STONE COLUMNS AND RAISED PLANTER

SHADE STRUCTURE CHILDREN'S PLAY AREA

BASKETBALL COURT WITH 3 ROW BLEACHER

GROUP PICNIC SHELTER/PERFORMANCE STAGE WITH GRILLS AND SERVING TABLES

2 YOUTH SOFTBALL FIELDS WITH 5V5 SOCCER IN OUTFIELD

NATURAL GRASS AREA

MAINTAINED LAWN AREA

OPEN LAWN SEATING AREA/ OPEN PLAY

DECIDUOUS CANOPY TREES

EVERGREEN TREES

PATH CONNECTION TO CHURCH PROPERTY

SHADE STRUCTURE

EXISTING VEGETATION TO REMAIN

8' WIDE BOARDWALK THROUGH WOODED AREA

BEDESTRIAN CONNECTION TO NEIGHBORHOOD

PICNIC TABLE

GRASS VOLLEYBALL COURT

REST ROOM BUILDING WITH MAINTENANCE STORAGE FACILITIES

FARKING AREA FOR 180 CARS

WETLAND AREA

8' WIDE BOARDWALK THROUGH WETLAND AREA

ADDRESS DRAINAGE PROBLEMS

8' WIDE PAVED 1/2 MILE LONG LOOP WALKING PATH

ART IN THE PARK PADE

CITY GARDEN - SHRUBS, ROSES, ANNUALS, PERENNIALS, AND SPECIAL PLANTINGS

GARDEN WEDDING GAZEBO

FENCE WITH STONE COLUMN

CITY SIDEWALK EXTENDED SOUTH TO INTERSECTION

**CITY OF TROY**  
**CONCEPT PLAN**  
**PARKS MASTER PLANNING**

**PARCEL # 1 - SECTION 22, 22.87 AC.**



DATE: 4/30/03  
 1442-B-02-102  
 1033

**M.C. SMITH ASSOCIATES AND ARCHITECTURAL GROUP, INC.**  
 211 E. 11th Street, Suite 200  
 Troy, MI 48063





# OAKLAND COUNTY TREASURER

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

*Lamy*

ANDY MEISNER  
COUNTY TREASURER

July 08, 2009

JAMES VANLEUVEN  
CHIEF DEPUTY TREASURER

CITY OF TROY  
TREASURER-SANDRA L KASPEREK  
500 WEST BIG BEAVER  
TROY MI 48084-5285

Dear SANDRA L KASPEREK,

Attached is the list of Oakland County Properties for your governmental entity that were foreclosed under ACT 123 of 1999 as amended. The Circuit Court Hearing was held on February 11, 2009. The redemption period expired at the close of business, March 31, 2009.

This list is submitted in accordance with 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 15, 2009, quoting the price for each parcel you listed. **We will need a copy of your council or board's resolution approving the purchase of the properties. The price you pay will be less your portion of the owed taxes. Have the council or board resolve to purchase for a price of "not more than \$\_\_\_\_\_". Use a figure rounded up from the price listed.** Once we return the "Request to Purchase" agreement to you, the time would be too short for a resolution.

In order that we have time to allow the County an opportunity to peruse the list and to take action, **we will need your response by the close of business Thursday, July 16, 2009.** 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,

  
Cassie L. Patterson  
Chief-Tax Administration  
(248) 858-0615

ENC.  
CLP/lr

OFFICE (248) 858-0623 FAX (248) 858-1810

OAKLAND COUNTY TREASURER'S OFFICE  
 FORECLOSED PARCELS FOR LAND SALE  
 Municipality Report for July, 2009

Cvt: 88 City of Troy

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
<del>20-15-378-030</del>	<del>T2N, R11E, SEC 15 MC CORMICK &amp; LAWRENCE LITTLE FARMS SUB E 1/2 OF LOT 100</del>	<del>\$10,380</del>	<del>2006</del>	<del>\$387.72</del>	<del>\$650.91</del>	<del>\$1,038.63</del>
			<del>2007</del>	<del>\$523.97</del>	<del>\$364.57</del>	<del>\$888.54</del>
			<del>2008</del>	<del>\$524.66</del>	<del>\$47.22</del>	<del>\$571.88</del>
					<del>Total:</del>	<del>\$2,499.05</del>
20-22-326-001	T2N, R11E, SEC 22 REPLAT OF OUTLOT A OF BIG BEAVER LOT 96	\$34,000	1998	\$204.74	\$316.09	\$520.83
			2000	\$834.04	\$1,254.72	\$2,088.76
			2001	\$854.75	\$1,262.14	\$2,116.89
			2002	\$860.63	\$1,083.54	\$1,944.17
			2003	\$857.26	\$977.25	\$1,834.51
			2004	\$913.66	\$1,014.39	\$1,928.05
			2005	\$936.72	\$711.14	\$1,647.86
			2006	\$968.92	\$710.60	\$1,679.52
			2007	\$1,003.08	\$505.91	\$1,508.99
			2008	\$1,027.21	\$92.45	\$1,119.66
					<b>Total:</b>	\$16,389.24
20-22-326-002	T2N, R11E, SEC 22 REPLAT OF OUTLOT A OF BIG BEAVER LOT 97	\$34,000	1998	\$204.74	\$316.09	\$520.83
			2000	\$834.04	\$1,294.72	\$2,128.76
			2001	\$854.75	\$1,237.14	\$2,091.89
			2002	\$860.63	\$1,083.54	\$1,944.17
			2003	\$857.26	\$977.25	\$1,834.51
			2004	\$913.66	\$948.09	\$1,861.75
			2005	\$936.72	\$711.14	\$1,647.86
			2006	\$968.92	\$715.62	\$1,684.54
			2007	\$1,003.08	\$505.91	\$1,508.99
			2008	\$1,027.21	\$92.45	\$1,119.66
					<b>Total:</b>	\$16,342.96
20-22-326-012	3491 TALBOT DR	\$59,500	2000	\$2,535.00	\$3,389.43	\$5,924.43

**OAKLAND COUNTY TREASURER'S OFFICE**  
**FORECLOSED PARCELS FOR LAND SALE**  
Municipality Report for July, 2009

Cvt: 88 City of Troy

Parcel Id	Property Address/Legal Description	Assessed Value	Tax Year	Tax Amount	Interest/Fees	Amount Due
20-22-326-012	3491 TALBOT DR TROY MI 48083-5047 T2N, R11E, SEC 22 REPLAT OF OUTLOT A OF BIG BEAVER LOT 98, 99 & 100 EXC S 60 FT 4-18-86 FR 011	\$59,500	2001	\$979.44	\$1,523.66	\$2,503.10
			2002	\$978.86	\$1,203.54	\$2,182.40
			2003	\$960.68	\$1,069.81	\$2,030.49
			2004	\$1,371.31	\$1,462.76	\$2,834.07
			2005	\$1,406.16	\$962.29	\$2,368.45
			2006	\$1,454.19	\$1,005.15	\$2,459.34
			2007	\$1,505.90	\$654.24	\$2,160.14
			2008	\$1,542.35	\$138.81	\$1,681.16
					<b>Total:</b>	\$24,143.58
20-22-326-013	T2N, R11E, SEC 22 REPLAT OF OUTLOT A OF BIG BEAVER S 60 FT OF LOTS 98,99 & 100 4-18-86 FR 011	\$34,000	1998	\$660.74	\$997.81	\$1,658.55
			2000	\$834.04	\$1,254.72	\$2,088.76
			2001	\$854.75	\$1,245.14	\$2,099.89
			2002	\$860.63	\$1,083.54	\$1,944.17
			2003	\$857.26	\$977.25	\$1,834.51
			2004	\$913.66	\$1,008.09	\$1,921.75
			2005	\$936.72	\$711.14	\$1,647.86
			2006	\$968.92	\$742.90	\$1,711.82
			2007	\$1,003.08	\$505.91	\$1,508.99
			2008	\$1,027.21	\$92.45	\$1,119.66
					<b>Total:</b>	\$17,535.96