

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: PROPERTY ACQUISITION(S)
DATE: JUNE 26, 2025

My intent for this correspondence is to provide a quick update on staff's efforts to acquire (or sell) various parcels in the community:

13 Mile Property (Future location for station #2)

The purchase agreement with the seller has been signed (as of Friday, June 20th), and we continue to conduct our due diligence on the property to include title work, land survey etc. The environmental testing determined that the property was suitable for supporting the fire station development. Assuming differential floor slab and pavement settlement cannot be tolerated, the fill soils at this location would be required to be removed and replaced, which would increase fees associated with earthwork.

Venture Drive (Future location for station #3)

As a reminder, we also have a signed purchase agreement for this property. The land survey and title work have been received along with the environmental assessment. Similar to the property on 13 Mile, these three parcels are also suitable for supporting a fire station development.

Sale of the property next to the Water Tower

As a reminder City Council approved the sale of a small piece of property by the water tower to Temporm for \$68,000. The buyer is still conducting their due diligence. The closing on the sale is expected to be in mid-July

Tax Foreclosed Property

To create a comprehensive summary of all the property-related updates, I'll include the information shared earlier this week via email regarding the property at 12 Mile and Novi Road:

The Oakland County Treasurer's "office policy under MCL 211.78 is for all Right of Refusal properties to be 2x SEV unless a material change was made to the property since its last assessment. The policy excludes vacant land as there would be no material change. Our records indicate that the SEV on parcel # 22-10-400-048 is \$777,770. So 2xSEV would be \$1,555,540."