

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: DANIEL RYNARD, GRADUATE MANAGER
SUBJECT: TAX-FORECLOSED PROPERTIES — RIGHT OF REFUSAL OPTIONS
DATE: JUNE 24, 2026

Mayor and Council –

Please see the following information on two available properties (one through the state, the other through the county). If there is interest in either, please let me know.

- Victor

This memo presents two property acquisition opportunities for City Council consideration. These are not two parcels from the same program — they are offered through entirely separate legal authorities, by different sellers, under different pricing mechanisms, and with different deadlines.

Property 1 — Walled Lake Frontage Parcel, E. Lake Drive, Novi

Is a Michigan Department of Natural Resources surplus-land auction. The City has no preferential right — it competes like any other bidder in an open public auction. Price is determined by competitive bidding above a minimum ask. Parcels are sold as-is with no refunds.

Parcel ID: 50-22-02-355-003

Location: Chapman Walled Lake Subdivision, Lot 115 (east side of Walled Lake, access to the lake off East Lake Drive). The City owns “road end” lake access parcels just a few lots south of (i.e., not adjacent to) this state-owned parcel.

Size: ~0.02 acres

Minimum Bid: \$101,000 (DNR surplus parcels are sold as-is; no refunds)

Auction Date: Tuesday, August 25, 2026, 10:00 a.m.–7:00 p.m., via tax-sale.info. Absentee bids open approximately July 26, 2026.

OPTION 2 — Industrial Vacant Parcel, Near I-275 / 11 Mile Road, Novi

Is an Oakland County tax foreclosure. Oakland County is the seller. The City holds a statutory first right of refusal under MCL 211.78M(1), meaning it may purchase the property at fair market value before it goes to public auction. This property could be used to help facilitate access to the I-275 trail.

Parcel ID: 22-13-451-004

Location: Corner of 11 Mile Road and Seely Road.

Size: ~0.30 acres

Classification: Industrial — Vacant

2026 State Equalized Value (SEV): \$3,400

Purchase Price: Fair market value, defined as double the 2026 SEV absent an Oakland County-contracted appraisal. At the current SEV, the not-to-exceed amount would be \$6,800 unless an appraisal produces a higher value.

Notification of intent needs to be sent to the County by July 7, 2026