

## GALE ISLAND LOTS – RIGHT OF FIRT REFUSAL

07-19-2022

Dear Board Members:

The following list of properties on Gale Island have been tax foreclosed by Oakland County.

No third-party claims have been made on these parcels, and White Lake Twp. can now exercise its right of first refusal on these parcels.

Please see the attached list of parcels as well as the purchase prices.

The total cost to purchase all 8 parcels comes to \$281,240.62

Please know that by purchasing these lots, we will recoup the \$153,238 spent on demolition and clean up on five of these lots.

Also please see the attached Resolution which must be approved in order to move forward.

Respectfully Yours,

Mike Roman

Treasurer – White Lake Twp.

## Mike Roman

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**From:** Kallabat, Zinnia Christine <kallabatz@oakgov.com>  
**Sent:** Thursday, July 7, 2022 12:29 PM  
**To:** Mike Roman  
**Cc:** Lisa J. Hamameh; Rik Kowall; Anthony Noble  
**Subject:** RE: Right of Refusal

Sounds good. Thanks for the update.

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**From:** Mike Roman <MRoman@whitelaketwp.com>  
**Sent:** Thursday, July 7, 2022 11:53 AM  
**To:** Kallabat, Zinnia Christine <kallabatz@oakgov.com>  
**Cc:** Lisa J. Hamameh <lhamameh@rsjalaw.com>; Rik Kowall <RKowall@whitelaketwp.com>; Anthony Noble <ANoble@whitelaketwp.com>  
**Subject:** RE: Right of Refusal

**CAUTION:** This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine:

The resolution will come to our Board on July 19<sup>th</sup>.

Assuming approval of the resolution, I can mail or ACH money on July 20<sup>th</sup>.

Respectfully Yours,

*Mike Roman*

White Lake Twp. Treasurer  
Phone: 248-698-3300 ext. 120  
Email: [Mroman@whitelaketwp.com](mailto:Mroman@whitelaketwp.com)

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**From:** Kallabat, Zinnia Christine <kallabatz@oakgov.com>  
**Sent:** Wednesday, July 6, 2022 4:47 PM  
**To:** Mike Roman <MRoman@whitelaketwp.com>  
**Cc:** Lisa J. Hamameh <lhamameh@rsjalaw.com>; Rik Kowall <RKowall@whitelaketwp.com>; Anthony Noble <ANoble@whitelaketwp.com>  
**Subject:** RE: Right of Refusal

Good afternoon,

Now that the July 1<sup>st</sup> deadline for the Claims process has passed, we have the total amounts available by parcel based on your preference during Right of Refusal.

There were no claims made on the following properties you were interested in. Below are the properties with the amounts to purchase at minimum bid plus maintenance costs:

cvt	parcel #	Municipality Name	July amount	Maintenance cost	Total Amount due
Y	12-13-128-001	White Lake Township	\$5,829.15	\$25.00	\$5,854.15
Y	12-13-128-008	White Lake Township	\$46,102.07	\$25.00	\$46,127.07
Y	12-13-128-009	White Lake Township	\$908.31	\$25.00	\$933.31
Y	12-13-128-012	White Lake Township	\$55,815.49	\$25.00	\$55,840.49
Y	12-13-128-016	White Lake Township	\$52,779.47	\$25.00	\$52,804.47
Y	12-13-128-020	White Lake Township	\$60,851.99	\$25.00	\$60,876.99
Y	12-13-202-009	White Lake Township	\$5,558.42	\$25.00	\$5,583.42
Y	12-13-202-012	White Lake Township	\$53,195.72	\$25.00	\$53,220.72

Please let us know as soon as possible if you're still interested in the property as the land sale goes live this week. We'll also need to know when we can expect payment so we can be on the lookout for it.

Thanks!

Zinnia

**From:** Mike Roman <MRoman@whitelaketwp.com>  
**Sent:** Thursday, June 16, 2022 11:33 AM  
**To:** Kallabat, Zinnia Christine <kallabatz@oakgov.com>  
**Cc:** Lisa J. Hamameh <lhamameh@rsjalaw.com>; Rik Kowall <RKowall@whitelaketwp.com>; Anthony Noble <ANoble@whitelaketwp.com>  
**Subject:** RE: Right of Refusal

**CAUTION:** This message is from a sender outside of the Oakland County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christine:

White Lake Township intends to purchase the 8 parcels listed below and hi-lighted on the list attached.

Please let me know if you need any other information.

12-13-128-001
12-13-128-008
12-13-128-009
12-13-128-012
12-13-128-016
12-13-128-020
12-13-202-009
12-13-202-012

0.00 \*

5,854.15 +

46,127.07 +

933.31 +

55,840.49 +

52,804.47 +

60,876.99 +

5,583.42 +

53,220.72 +

281,240.62 \*

**CHARTER TOWNSHIP OF WHITE LAKE  
OAKLAND COUNTY, MICHIGAN  
RESOLUTION NO. 22-025**

**RESOLUTION APPROVING PURCHASE OF TAX FORECLOSED PROPERTY**

At a regular meeting of the Township Board of the Charter Township of White Lake, Oakland County, Michigan, held in Township Annex, 7527 Highland Road, White Lake, Michigan, on the 19<sup>th</sup> day of July 2022, at 7:00 p.m. with those present and absent being,

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following preamble and resolution was offered by \_\_\_\_\_ and seconded by \_\_\_\_\_.

**WHEREAS**, the Township of White Lake (the “Township”) has received notice from the Oakland County Treasurer that certain properties within the Township have been foreclosed upon for unpaid property taxes, and that the redemption periods have expired without the properties having been redeemed; and

**WHEREAS**, under MCL 211.78m prior to public sale and following the State of Michigan, the Township has the right to purchase the foreclosed properties; and

**WHEREAS**, the following foreclosed properties have been identified as properties on which the Township has a recorded lien for dangerous building demolition costs in accordance with state law and township ordinance:

<b>Parcel ID</b>	<b>Property Address</b>	<b>Assessed Value</b>	<b>Maximum Purchase Price</b>
12-13-128-001		41,900	\$5,854.15
12-13-128-008		2,180	\$46,127.07
12-13-128-009		1,940	\$933.31
12-13-128-012	2525 GALE IS	41,790	\$55,840.49
12-13-128-016	2349 GALE IS	34,960	\$52,804.47
12-13-128-020	2335 GALE IS	50,630	\$60,876.99
12-13-202-009		39,680	\$5,583.42
12-13-202-012	2355 GALE IS	24,030	\$53,220.72

**WHEREAS**, acquiring the foreclosed properties is a public benefit because it will allow the Township to recover the costs expended to demolish the dangerous buildings formerly sited on the foreclosed properties; and

**WHEREAS**, the Township Board has determined that it would be in the public interest to purchase the above-described foreclosed properties; and

**NOW, THEREFORE, IT IS HEREBY RESOLVED** that the Township Board of the Township of White Lake hereby approves the purchase of the above-described foreclosed properties in accordance with the procedures of Act 123 of Public Act 1999, as amended, for the maximum purchase prices indicated in this Resolution and authorizes and directs the Township Supervisor and Township Clerk to take all actions and sign all documents necessary to securing a conveyance of the foreclosed properties from the County Treasurer.

A vote on the foregoing resolution was taken and was as follows:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

**RESOLUTION DECLARED ADOPTED.**

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OAKLAND    )

I, Anthony L. Noble, Township Clerk of the Township of White Lake, hereby certify this to be a true and complete copy of Resolution No. 2022-025, duly adopted at a regular meeting of the Township Board held on the 19<sup>th</sup> day of July 2022.

\_\_\_\_\_  
Anthony L. Noble  
White Lake Township Clerk