



Memo

To: Honorable Mayor Armitage; City Council
From: City Manager LaPere, MPAP
Date: May 9, 2022
Re: Staff report on purchase offer for 332 N Cochran Ave

Background

In May, the City received two offers to purchase 332 N Cochran Ave, a vacant residential parcel that was acquired through tax foreclosure by the Michigan Treasury, see attached offers. It has been owned by the city for 10+ years, and prior to taking ownership the City had a number of code enforcement/blight issues wherein we invoked our dangerous buildings ordinance.

The property is vacant, zoned residential, and the city does not have any short- or long-term plans for use of the property. The city is currently responsible for maintaining the site, such as mowing the grass and sidewalk snow removal. In addition, should it revert to private ownership it would return to the tax rolls at which point we could resume collecting property taxes.

The first offer is cash purchase at list price of \$9,900. The second offer was originally submitted at \$7,000 cash offer with contingency of approval of rezoning. The offer was subsequently amended to \$10,000 cash and rezoning contingency removed. The City Attorney has reviewed the purchase offers, and finds both acceptable.

We have received the declaration as required per City Charter from the City Assessor that this price represents a fair market value for the property, see attached.

Recommendation

Based on the presumption that the goal of the city is to obtain the highest sale price for the property, I recommend City Council accept the highest offer, as presented.

Financial Impacts

The City will receive payment for vacant land that is currently being maintained by the city but has no current or future public purchase.

Suggested Motion

See attached resolution.

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attachments