

- b) Award Standard Purchasing Resolution 8: Best Value Award – Sale of Real Estate – Vacant Property Located at 3385 Rochester Road, Between Trombley and Vanderpool, Section 22

Resolution #2019-10-114-J-4b

RESOLVED, That a contract to sell surplus real estate parcel located at 3385 Rochester Road, between Trombley & Vanderpool, Section 22 also known as the Taco Bell Property and identified with #88-20-22-401-067, is hereby **AWARDED** to the highest sole responsive bidder, *Belal Ghazi of Troy, MI*, for \$370,000.00, as listed on the bid tabulation opened September 26, 2019, a copy of which shall be **ATTACHED** to the original Minutes of the meeting.

BE IT FURTHER RESOLVED, That the Engineering Department may **EXPEND** the necessary funds for title insurance, closing costs and recording fees, to be taken from the proceeds of said sale.

BE IT FURTHER RESOLVED, That the Senior Right of Way Representative or her designee be **AUTHORIZED** to represent the City of Troy at the closing of the sale and **EXECUTE** any routine closing documents as required by the Title Company once reviewed by the City of Troy attorney.

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED** to execute a Warranty Deed on behalf of the City of Troy to be delivered at closing.

BE IT FINALLY RESLOVED, That the City Clerk or her designee is hereby **DIRECTED TO RECORD** said Warranty Deed, including all attachments at the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.

Opening Date -- 9/26/2019
Date Prepared -- 9/26/2019

CITY OF TROY
BID TABULATION
SALE of PROPERTY - VACANT PROPERTY - 3385 ROCHESTER ROAD

ITB-COT 19-42
Page 1 of 1

PURCHASER'S NAME:	BELAL GHAZI		
CITY:	Troy, MI		

PROPOSAL: Sale of Real Estate located at 3385 Rochester Road between Trombley & Vanderpool, Section 22.

DESCRIPTION	Offer	Offer	Offer
Property at 3385 Rochester Road, between Trombley & Vanderpool, Section 22.	\$370,000.00		
<u>Minimum Bid \$370,000.00</u>			
Check #	1609707625		
(10% of offer)	\$37,000.00		
Attached	Y		
	NONE SPECIFIED		
Attached	Y		
	NONE		
Y or N	Y		

Property at 3385 Rochester Road, between Trombley & Vanderpool, Section 22.

Minimum Bid \$370,000.00

SIGNATURE PAGE:
EMAIL ADDRESS:
FORMS: (4)
EXCEPTIONS:
ACKNOWLEDGEMENT:

Check #
(10% of offer)
Attached
Attached
Y or N

1609707625
\$37,000.00
Y
NONE SPECIFIED
Y
NONE
Y

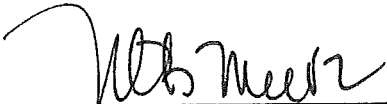
ATTEST:

Larysa Figol

Susan Riesterer

MaryBeth Murz

Jackie Ahlstrom


MaryBeth Murz,
Purchasing Manager



**CITY OF TROY
REAL ESTATE SALE**

ITB-COT 19-42

Page 1 of 3

The undersigned proposes to purchase the property described below in accordance with the Terms and Conditions of the Sale that are to be considered an integral part of this proposal at the following price:

PURCHASER NAME(S): BEAL Ghazi

LEGAL DESCRIPTION OF PROPERTY TO BE SOLD:

Lot 1 and the North 20.00 feet of Lot 2, excepting the East 42.00 feet thereof, and also the East 70.00 feet of the North 130.00 feet of Lot 4 of "Supervisor's Plat No. 17", as recorded in Liber 28, Page 36 of Oakland County, Michigan, said plat being part of the Southeast ¼ of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan records, being more particularly described as: Commencing at the Northeast corner of said Lot 1, thence North 89 degrees 43 minutes 12 seconds West, along the north line of said Supervisor's Plat No. 17, 42.00 feet to the West Right of Way Line of Rochester Road and the Point of Beginning; thence continuing along said north line, North 89 degrees 43 minutes 12 seconds West 178.00 feet; thence Due South 130.00 feet; thence South 89 degrees 43 minutes 12 seconds East 178.00 feet to the West Right of Way line of Rochester Road; thence Due North, along said right of way line, 130.00 feet to the Point of Beginning. Containing 23,140 square feet or 0.531 acres, more or less and being subject to easements and restrictions of record or otherwise.

TAX I. D. #88-20-22-401-067

Vacant - 3385 Rochester Road, Troy, MI

IMPROVEMENTS: none

ZONING INCLUDING BUILDING AND USE RESTRICTIONS: GB, General Business

SIZE: 130' wide on Rochester Road, 178' deep

LAND AREA & SHAPE: 23,140 S.F. or 0.53 Acres, Rectangular

UTILITIES: All available. There is a utility box near the center of the site which may need to be moved for any new development

ENVIRONMENTAL CONCERNS: None known

EASEMENTS: L7697, P511 – Ingress & Egress, L7717, P350 – Storm Sewer, L41174, P442 – Public Utility

MINIMUM BID: \$370,000.00



**CITY OF TROY
REAL ESTATE SALE**

ITB-COT 19-42

Page 2 of 3

I hereby offer \$ 370,000 for the parcel described above, subject to the terms and conditions set forth in this bid proposal including all provisions of the section entitled **Instructions, Terms, and Conditions**. Enclosed with the bid proposal document is **a bid surety in the form of a cashiers check, certified check, or money order, payable to the City of Troy in the amount of \$ 37,000, which represents ten percent (10%) of my offer.** The balance of the bid will be made available within sixty (60) days of receiving written acceptance notice. I understand that if I am not the successful purchaser my bid deposit will be returned to me within the timeframes indicated on page 2 of 3; Instructions to Bidders.

PURCHASER NAME(S):

SEZAL Ohazi



SIGNATURE PAGE

PRICES: Prices shall remain firm for 60 days or award of sale; whichever comes first, except for the successful bidder(s) whose prices shall remain firm through closing of the sale.

AUTHORIZED SIGNATURE(S): *Belal Ghazi*
AUTHORIZED SIGNATURE(S): _____
(All parties submitting this bid must sign above)

NOTE:

The undersigned has checked carefully the bid figures and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addendum as issued.

PURCHASER NAME(S): Belal M Ghazi
ADDRESS: 1288 Burns Dr. CITY: Troy STATE: MI ZIP: 48063
PHONE: (248) 854-4666 FAX NUMBER: (248) 848-4141
AUTHORIZED SIGNATURE: *Belal Ghazi*
TERMS: **As Stated** CHECK INCLUDED: \$ 37,000.00
Email: _____

EXCEPTIONS:

Any exceptions, substitutions, deviations, etc. from the City specifications and this proposal must be stated below. The reason(s) for the exception, substitution, deviation, etc., are an integral part of this bid offer.

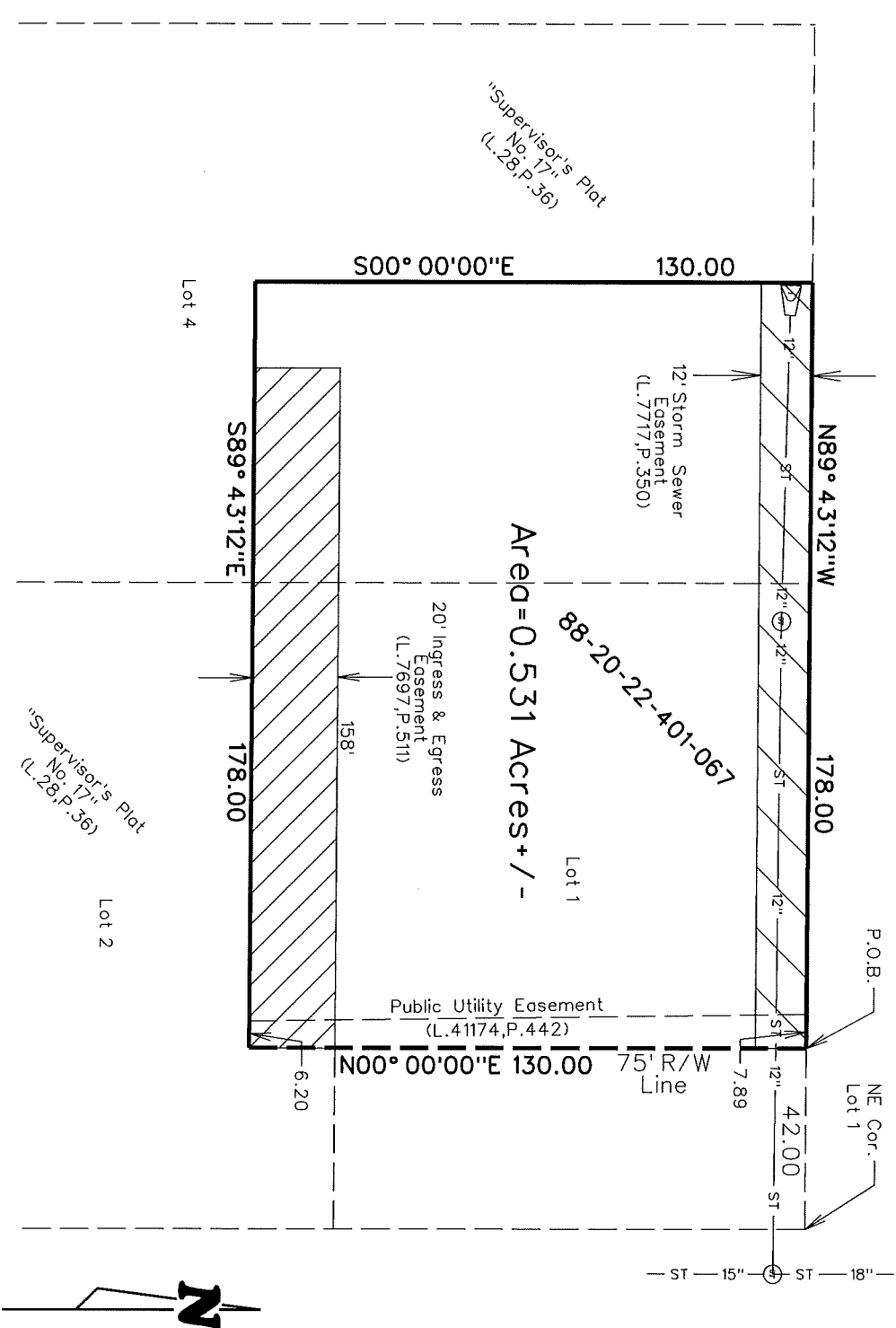
ACKNOWLEDGEMENT:

I, Belal Ghazi, certify that I have read the **Instructions, Terms, and Conditions** (3 pages) and that the sale documents contained herein were obtained directly from the City's Purchasing Department or MITN website, www.mitn.info and is an official copy of the Authorized Version.

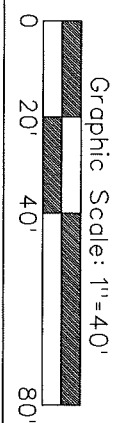
AUTHORIZED SIGNATURE: *Belal Ghazi*

U.S. FUNDS:

All prices quoted are to be in U. S. Currency.



East Line Section 22
Rochester Road (M-150)



CITY OF TROY
 OAKLAND COUNTY, MICHIGAN

PARCEL DIAGRAM
 88-20-22-401-067
 FORMER TACO BELL SITE

Document Prepared By George J. Ballard III, P.S. Land Surveyor	12-6-18 DATE	Exist. Storm REV.	FILE: 88-20-22-401-067.DGN	SCALE HOR. 1"=40' VER. 1"=X'	DRAWN BY CHECKED BY	NAME GJB/LL NAME LF	DATE 11-20-18 DATE 11-21-18
CONTRACT NO. N/A					WILLIAM J. HUOTARI, P.E. CITY ENGINEER	SHEET NO. 10F1	JOB NO. N/A



Legal Status of Bidder:

The Bidder shall fill out the appropriate form and strike out the other two:

A **corporation** duly organized and doing business under the laws of the State of _____
for whom _____, bearing the office title of _____
_____, whose signature is affixed to this proposal, is duly authorized to execute contracts.

A **partnership**, all members of which, with addresses, is:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

AN **INDIVIDUAL**, WHOSE SIGNATURE IS AFFIXED TO THE PROPOSAL:

 _____



CITY OF TROY
OAKLAND COUNTY, MICHIGAN
NON-COLLUSION AFFIDAVIT

TO WHOM IT MAY CONCERN:

Belal Hossain Ghazi, being duly sworn deposed, says that he/she
(Print Full Name)

is an individual. The party making the foregoing proposal or bid,
(State Official Capacity in Firm)

that such bid is genuine and not collusion or sham; that said bidder has not colluded, conspired, connived, or agree, directly or indirectly, with any bidder or person, to put in a sham bid or to refrain from bidding and has not in any manner directly or indirectly sought by agreement or collusion, or communication or conference, with any person to fix the bid price or affiant or any other bidder, or to fix any overhead, profit, or cost element of said bid price, or that of any other bidder, or to secure the advantage against the City of Troy or any person interested in the proposed contract; and that all statements contained in said proposal or bid are true.

[Signature]
SIGNATURE OF PERSON SUBMITTING BID

[Signature]
NOTARY'S SIGNATURE

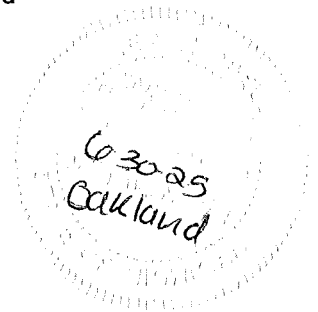
Subscribed and sworn to before me this 17th day
of September, 2019 in and for Oakland
County.

My commission expires:

6-30-25



Megan Odell
NOTARY PUBLIC - STATE OF MICHIGAN
County of Oakland
My Commission Expires 6/30/2025
Acting in the County of Oakland





**CERTIFICATION REGARDING
DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS**

The prospective participant certifies, to the best of its knowledge and belief, that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions under any non-procurement programs by any federal, state or local agency.
2. Have not, within the three year period preceding, had one or more public transactions (federal, state, or local) terminated for cause or default; and
3. Are not presently indicted or otherwise criminally or civilly charged by a government entity (federal, state, or local) and have not, within the three year period preceding the proposal, been convicted of or had a civil judgment rendered against it:
 - a. For the commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction (federal, state, or local), or a procurement contract under such a public transaction;
 - b. For the violation of federal, or state antitrust statutes, including those proscribing price fixing between competitors, the allocation of customers between competitors, or bid rigging; or
 - c. For the commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

I understand that a false statement on this certification may be grounds for the rejection of this proposal or the termination of the award. In addition, the general grant of this authority exists within the City's Charter, Chapter 12, Section 12.2- Contracts.

☒ ***I am able to certify to the above statements.***

Behal Ghazi
Name of Agency/Company/Firm (Please Print)

Behal Ghazi
Name and title of authorized representative (Please Print)

12/11/2014
Signature of authorized representative
Date

☐ ***I am unable to certify to the above statements. Attached is my explanation.***



**VENDOR CERTIFICATION
THAT IT IS NOT AN
"IRAN LINKED BUSINESS"**

Pursuant to Michigan law, (the Iran Economic Sanctions Act, 2012 PA 517, MCL 129.311 et seq.), before accepting any bid or proposal, or entering into any contract for goods or services with any prospective Vendor, the Vendor must first certify that it is not an "IRAN LINKED BUSINESS", as defined by law.

Vendor	
Legal Name	Behal Ghazi
Street Address	1288 Burns Dr.
City	Troy
State, Zip	MI 48083
Corporate I.D. Number/State	
Taxpayer I.D. #	

The undersigned, with: 1.)full knowledge of all of Vendors business activities, 2.)full knowledge of the requirements and possible penalties under the law MCL 129.311 et seq. and 3.) the full and complete authority to make this certification on behalf of the Vendor, by his/her signature below, certifies that: the Vendor is NOT an "IRAN LINKED BUSINESS" as require by MCL 129.311 et seq., and as such that Vendor is legally eligible to submit a bid and be considered for a possible contract to supply goods and/or services to the City of Troy.

Signature of Vendor's Authorized Agent:

Behal Ghazi

Printed Name of Vendor's Authorized Agent:

Behal Ghazi

Witness Signature:

Chip Egbert

Printed Name of Witness:

Chip Egbert

BidLanguage_IranLinkedBusiness



Proposer's Sworn and Notarized Familial Disclosure
(to be provided by the Proposer)

The undersigned, ~~the owner or authorized officer of~~ _____
(the "Proposer"), pursuant to the familial disclosure requirement provided in the
Request for Proposal, hereby represent and warrant, except as provided below,
that no familial relationships exist between the owner(s) ~~or any employees of~~

_____ and any member of the City of
Troy City Council or City of Troy management.

List any Familial Relationships:

BIDDER:

Belal Ghazi

By:

[Signature]

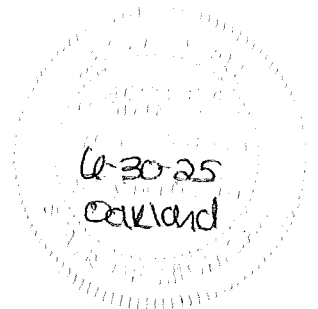
Its:

Individual

STATE OF MICHIGAN)

)ss.

COUNTY OF Oakland)



This instrument was acknowledged before me on the 17th day of September
2019, by _____



Megan Odell
NOTARY PUBLIC - STATE OF MICHIGAN
County of Oakland
My Commission Expires 6/30/2025
Acting in the County of Oakland



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Date: September 26, 2019

To: Mark F. Miller, City Manager

From: Robert F. Bruner, Assistant City Manager
MaryBeth Murz, Purchasing Manager
Lisa Burnham, Finance Manager
William Huotari, City Engineer
Larysa Figol, Sr. Right of Way Representative

Subject: Standard Purchasing Resolution 8: Best Value Award - Sale of Real Estate –
Vacant Property located at 3385 Rochester Road, between Trombley & Vanderpool,
Section 22

History

- On June 18, 2018, City Council authorized the acquisition of a former Taco Bell restaurant as part of a tax foreclosure process (Resolution #2018-06-107). The property was a source of blight.
- The building was demolished and an appraisal was sought to value the property for sale.
- Michael F. Kurschat of Kurschat & Company, a Michigan Certified General Appraiser established a market value of \$370,000.00.
- The minimum bid amount for the property was set at \$370,000.00 and sale of the property proceeded in accordance with the City's remnant parcel policy.

Purchasing

- On September 26, 2019, a bid opening was conducted as required by City Charter and Code for the sale of the property at the 3385 Rochester Road, between Trombley & Vanderpool, Section 22; referred to as the Taco Bell Property.
- (201) prospective buyers were notified of the bid opportunity on the Michigan Inter-governmental Trade Network (MITN) website; www.mitn.info.
- Notice of the property sale was published in the Troy-Somerset Gazette, and a sign was placed on the site advertising the sale and providing contact information. Staff responded to numerous inquiries providing ample information and bid packages as requested.
- One (1) bid response was received. Below is a detailed vendor summary:

Companies notified via MITN	201
Troy Companies notified via MITN	10
Troy Companies notified - Active email Notification	10
Troy Companies notified - Active non-paying	0
Companies that viewed the bid	18
Troy Companies that viewed the bid	3

MITN provides a resourceful online platform to streamline the procurement process, reduce costs, and make it easier and more transparent for vendors to do business with the City of Troy. **Active MITN** members with a current membership and paying annual dues receive automatic electronic notification which allows instant access to Bids, RFPS and Quote opportunities with the City. **Active MITN non-paying members** are responsible to monitor and check the MITN website for opportunities to do business with the City. **Inactive MITN member** status can occur when a company does not renew their account upon expiration. Inactive members cannot be notified of solicitations or access any bid information.



500 West Big Beaver
Troy, MI 48084
troymi.gov

CITY COUNCIL AGENDA ITEM

Purchasing (continued)

- The sole responsive bid received was from *Belal Ghazi of Troy, MI* for \$370,000.00.
- There were no exceptions included in the purchase of the property.
- Note that the City reserves the right to award the bid to the highest responsible purchaser meeting specifications, or in whatever manner is deemed to be in the City's best interest; to reject the highest bid that has major deviations from the specifications, to accept a lower bid that has only minor deviations.

Financial

- Sale of this City-owned surplus property will return the parcel to the tax roll and bring additional revenue.
- Any proceeds from the sale of the property will be returned to Oakland County Treasurer as required by law minus any acquisition, demolition, maintenance, administrative and carrying costs.

Recommendation

City management recommends awarding the sale of the property to the sole responsive bidder; *Belal Ghazi of Troy, MI* for the bid amount of \$370,000.00.

STANDARD PURCHASING RESOLUTION 8 – Best Value Award – Sale of Real Estate – 3385 Rochester Road, between Trombley & Vanderpool, Section 22

Resolution #2019-10

RESOLVED, That a contract to sell surplus real estate parcel located at 3385 Rochester Road, between Trombley & Vanderpool, Section 22 also known as the Taco Bell Property and identified with #88-20-22-401-067, is hereby **AWARDED** to the highest sole responsive bidder, Belal Ghazi of Troy, MI for \$370,000.00, as listed on the attached bid tabulation opened September 26, 2019, a copy of which shall be **ATTACHED** to the original Minutes of the meeting; and

BE IT FURTHER RESOLVED, That the Engineering Department may **EXPEND** the necessary funds for title insurance, closing costs and recording fees, to be taken from the proceeds of said sale; and

BE IT FURTHER RESOLVED, That the Senior Right of Way Representative or her designee be **AUTHORIZED** to represent the City of Troy at the closing of the sale and **EXECUTE** any routine closing documents as required by the Title Company once reviewed by the City of Troy attorney, and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are **AUTHORIZED TO EXECUTE** a Warranty Deed on behalf of the City of Troy to be delivered at closing; and

BE IT FINALLY RESLOVED, That the City Clerk or its' designee is hereby **DIRECTED TO RECORD** said Warranty Deed, including all attachments at the Oakland County Register of Deeds, a copy of which shall be **ATTACHED** to and made part of the original Minutes of this meeting.



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.

370Feet

185



370

Opening Date -- 9/26/2019
Date Prepared -- 9/26/2019

CITY OF TROY
BID TABULATION
SALE of PROPERTY - VACANT PROPERTY - 3385 ROCHESTER ROAD

ITB-COT 19-42
Page 1 of 1

PURCHASER'S NAME: **BELAL GHAZI**

CITY: **Troy, MI**

PROPOSAL: Sale of Real Estate located at 3385 Rochester Road between Trombley & Vanderpool, Section 22.

DESCRIPTION	Offer	Offer	Offer
Property at 3385 Rochester Road, between Trombley & Vanderpool, Section 22.	\$370,000.00		
<u>Minimum Bid \$370,000.00</u>			
Check #	1609707625		
(10% of offer)	\$37,000.00		
Attached	Y		
	NONE SPECIFIED		
Attached	Y		
	NONE		
Y or N	Y		

SIGNATURE PAGE:

EMAIL ADDRESS:

FORMS: (4)

EXCEPTIONS:

ACKNOWLEDGEMENT:

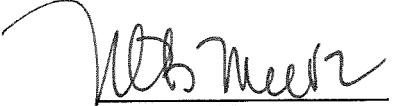
ATTEST:

Larysa Figol

Susan Riesterer

MaryBeth Murz

Jackie Ahlstrom


MaryBeth Murz,
Purchasing Manager

STANDARD PURCHASING RESOLUTION 8 – Best Value Award – Sale of Real Estate – 3385 Rochester Road, between Trombley & Vanderpool, Serction22

RESOLVED, That a contract to sell surplus real estate parcel located at 3385 Rochester Road, between Trombley & Vanderpool, Section 22 also known as the Taco Bell Property and identified with #88-20-22-401-067, is hereby AWARDED to the highest sole responsive bidder, *Belal Ghazi of Troy, MI* for \$370,000.00, as listed on the attached bid tabulation opened September 26, 2019, a copy of which shall be ATTACHED to the original Minutes of the meeting; and

BE IT FURTHER RESOLVED, That the Engineering Department may EXPEND the necessary funds for title insurance and recording, to be taken from the proceeds of said sale, to close and record this real estate parcel; and

BE IT FURTHER RESOLVED, That the Mayor and City Clerk are AUTHORIZED TO EXECUTE a Warranty Deed on behalf of the City of Troy to be delivered at closing; and

BE IT FINALLY RESLOVED, That the City Clerk is hereby DIRECTED TO RECORD said Warranty Deed, including all attachments, at the Oakland County Register of Deeds, a copy of which shall be ATTACHED to and made part of the original Minutes of this meeting.