Subject:	**PROPERTY FORECLOSURES (1986)**

No.   40.5

POLICY:

To establish guidelines for foreclosing on private properties

SCOPE:

Applies to the review of all properties subject to foreclosure by the City of Kalamazoo.

POLICY:

As soon as the City tax lien foreclosure is accomplished each year, the City Treasurer shall provide a list to the City Manager, including addresses and owners names of those properties that the City has foreclosed upon for non-payment of taxes in accordance with Section 91 of the City Charter.

This list should be provided to the Property Review Committee to allow review of such properties in accordance with the following guidelines:

PUBLIC PURPOSE

A. Is this a parcel that would be appropriate for expansion of an existing City park?

B. Is this a parcel that would be necessary for further public building needs as expressed in the Capital Improvement Program?

C. Is this a parcel that would be necessary for the future public building needs as expressed in the Capital Improvement Program?

D. Is this a parcel suitable or necessary for public utility purposes, i.e.., maintenance of construction easements, well field isolation?

E. Is this a parcel that should be acquired in accordance with the Floodplain Properties Policy?

F. Is this a parcel necessary or suitable for the purpose of carrying out the City's Economic Development Program?

G. Is this a property suitable for expansion of a private or publicly owned industrial park?

H. Should the City control this property to enhance the economic viability of adjacent properties?

I. Should this property be included as part of a "land bank"?

J. Should the property be acquired to prevent re-conveyance due to a past history of City tax lien foreclosures?

K. Should the property be acquired for the purpose of resale at market value?

EFFECTIVE DATE: September 29, 1986

ALSO SEE:

City Charter, Section 91.