



10405 Merrill Road
P.O. Box 157
Hamburg, MI 48139
(810) 231-1000
www.hamburg.mi.us

SUPERVISOR PAT HOHL CLERK MIKE DOLAN TREASURER JASON NEGRI TRUSTEES BILL HAHN, PATRICIA HUGHES, CHUCK MENZIES, CINDY MICHNIEWICZ

BOARD OF TRUSTEES - 1ST PUBLIC HEARING ORCHARD VILLAGE SUBDIVISION SAD

Tuesday, December 05, 2023 at 6:30 PM

Hamburg Township Hall Board Room

AGENDA

CALL TO ORDER

PLEDGE TO THE FLAG

ROLL CALL OF THE BOARD

CALL TO THE PUBLIC

CONSENT AGENDA

APPROVAL OF THE AGENDA

UNFINISHED BUSINESS

CURRENT BUSINESS

1. Orchard Village Subdivision - First Public Hearing Notice & Resolutions

CALL TO THE PUBLIC

BOARD COMMENTS

ADJOURNMENT



Township Board Cover Sheet

Orchard Village Subdivision Road Improvement SAD **First Public Hearing to Establish S.A.D.**

Information Packet:

Hamburg Township has been approached by residents living in the Orchard Village Subdivision, requesting that their private roads be improved through a Township financed special assessment district. This project would consist of the establishment of a S.A.D. with the road improvements constructed by the Contractor hired by the property owners. Based upon property owner response, there are enough petitions to proceed with creating the district.

The following items have been included for the Board's review:

1. **Notice of First Public Hearing:**
 - A. Affidavit of Mailing
 - B. Hearing Cover Letter
 - C. Notice of Improvement Hearing – per Public Act 188 requirements
 - D. Mailing List of Property Owners included in S.A.D.
 - E. Estimate of Cost for the proposed Road Improvement S.A.D.
 - F. Proposed Orchard Village Subdivision Special Assessment Roll

2. **Project Resolution(s):**
 - **Resolution No. 3** – Resolution Approving Petitions, Project, Cost Estimates, Special Assessment District and Causing the Special Assessment Roll to be Prepared
 - **Resolution No. 4** – Resolution Acknowledging the Filing of the Orchard Village Subdivision Special Assessment Roll, Scheduling a Hearing and Directing the Issuance of the Statutory Notices

NOTE: Resolution No. 4 will set the date and time for the second public hearing to be held to adopt the Assessment Roll. I am recommending that the 2nd public hearing be scheduled for **Tuesday, January 2nd, 2023 beginning at 6:30 p.m.** to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.

The Orchard Village Subdivision Road Improvement district will be included on the upcoming bond issue along with a number of other Road Improvement projects.

Drafted: November 29th, 2023



10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on November 22nd, 2023, send by first-class mail, the proposed **Orchard Village Subdivision – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that she personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that she personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Brittany K. Campbell
Brittany K. Campbell
Hamburg Twp. Special Projects Coordinator

Subscribed and sworn to before me
this 22nd day of November, 2023

Courtney L. Paton
), Notary Public
Jackson County, MI

My commission expires:
Acting in Livingston County

COURTNEY L. PATON
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF JACKSON
My Commission Expires 01/17/2024
Acting in the County of Livingston

November 22nd, 2023

Re: **Orchard Village Subdivision – Road Improvement Special Assessment District**
Notice of First Public Hearing

Dear Property Owner,

Enclosed is a copy of the Notice of Improvement Hearing to establish the Orchard Village Subdivision road improvement special assessment district (SAD). Details of the proposed road work is described in the enclosed Notice. The proposed road rehabilitation project will be designed, scheduled and constructed by the property owners' designated Contractor.

The Township Board has scheduled the first public hearing for Tuesday, December 5th, 2023 to begin at 6:30 p.m. at the Township Offices located at 10405 Merrill Road. The purpose of the meeting is to discuss the desire to establish the district, the district boundaries and the estimated cost of the project. The estimated road improvement project cost is 286,457.00 which will be split equally among 38 parcels in an assessment of \$3,364.66 per parcel plus interest charges under a ten (10) year bond re-payment schedule. Please be advised that the estimated cost per parcel may increase if any property owner(s) requests to combine their separate parcels into a single parcel. At this time, the estimated interest rate is 5.50% at the advice of our bond counsel based on current market conditions, however, this is only an estimate and the final interest rate will not be known until the bond to finance the road maintenance districts has been sold next year.

Any property owner or owners who wish to object to the SAD or to remove their support for the project must submit a letter in writing to the Township by the first public hearing on December 5th. Requests to rescind your signature(s) from the petition must also be received in writing prior to the end of the public hearing. Letters may be addressed to me or the Township Clerk, Michael Dolan, and mailed to Hamburg Township, P.O. Box 157, Hamburg, MI 48139. If after the first public hearing there is still enough support to move forward with establishing the special assessment district the Board will pass a resolution to schedule the 2nd public hearing for the purpose of discussing the Assessment Roll and adoption by the Township Board which will authorize the collection of the special assessments that will first appear on the December 1, 2024 tax bill.

If you would like to discuss the road improvement project before the public hearing please feel free to contact the Township Supervisor, Patrick J. Hohl, at (810) 231-1000 Ext. 202 or his direct line at (810) 222-1116 or via email at pathohl@hamburg.mi.us.

Sincerely,



Brittany K. Campbell
Hamburg Township Utilities Coordinator



NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON A PROPOSED ROAD IMPROVEMENT PROJECT
AND SPECIAL ASSESSMENT DISTRICT FOR
ORCHARD VILLAGE SUBDIVISION**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of Hamburg Township, Livingston County, Michigan, in accordance with the laws of the State of Michigan, will hold a public hearing on Tuesday, December 5th, 2023 at 6:30 p.m., at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

**HAMBURG TOWNSHIP ORCHARD VILLAGE SUBDIVISION
ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**

and to hear any objections thereto and to the proposed Project and to the petitions filed with the Township Board requesting the Project.

(2) The project (the “Project”) will include 24” concrete curb removal; approx. 500 feet primarily at driveways (**no** driveway repairs will be included in the project). Saw cut and remove existing curb & gutter, and re-compact the existing aggregate base. The Contractor shall place new 24” curb to match existing curb. Landscape restoration (after sprinkler repairs are completed) is included and will consist of topsoil, seed and mulch. Sprinkler repairs are excluded. Curb drainage areas to be surveyed for replacement with proper drainage. Improvements shall include the use of a road mill to remove existing asphalt and grade for new 4” cross-section. Undercutting & removal of wet or unstable aggregate base will be replaced with 21AA crushed concrete. Installation of new asphalt in 2 lifts; 2.0” 4eml Tier II and 2.0” 5eml Tier I super pave HMA (hot asphalt mix) leaving a 4.0” final compacted thickness. All work to be completed as quoted by the property owner’s selected Contractor. The Contractor shall also clean up and remove all debris associated with the road improvements.

The Project is being designed to serve the properties in the Special Assessment District, which properties are adjacent to Howard Street and Winners Circle, and which properties are identified by the following permanent parcel numbers:

15-25-402-001	15-25-402-002	15-25-402-003	15-25-402-004
15-25-402-005	15-25-402-006	15-25-402-007	15-25-402-008
15-25-402-009	15-25-402-010	15-25-402-011	15-25-402-012
15-25-402-013	15-25-402-014	15-25-402-015	15-25-402-016
15-25-402-017	15-25-402-018	15-25-402-019	15-25-402-020
15-25-402-021	15-25-402-022	15-25-402-023	15-25-402-024
15-25-402-025	15-25-402-026	15-25-402-027	15-28-402-028
15-25-402-029	15-25-402-030	15-25-402-031	15-28-402-032
15-25-402-033	15-25-402-034	15-25-401-035	15-28-402-036
15-25-402-037	15-25-402-040		

(3) The Township plans on imposing special assessments on the properties located in the Special Assessment District to pay for the costs of the Project.

(4) The plans and cost estimates for the proposed Project, the boundaries of the Special Assessment District and the petitions filed in support of the Project are now on file in the office of the Township Clerk for public inspection. Periodic redeterminations of the cost of the Project may be made, and subsequent hearings shall not be required if such cost redeterminations do not increase the estimated cost of the Project by more than 10%. Any person objecting to the proposed Project, the petitions for the Project or the proposed Special Assessment District shall file an objection in writing with the Township Clerk before the close of the December 5th, 2023, hearing or within such further time the Township Board may grant.

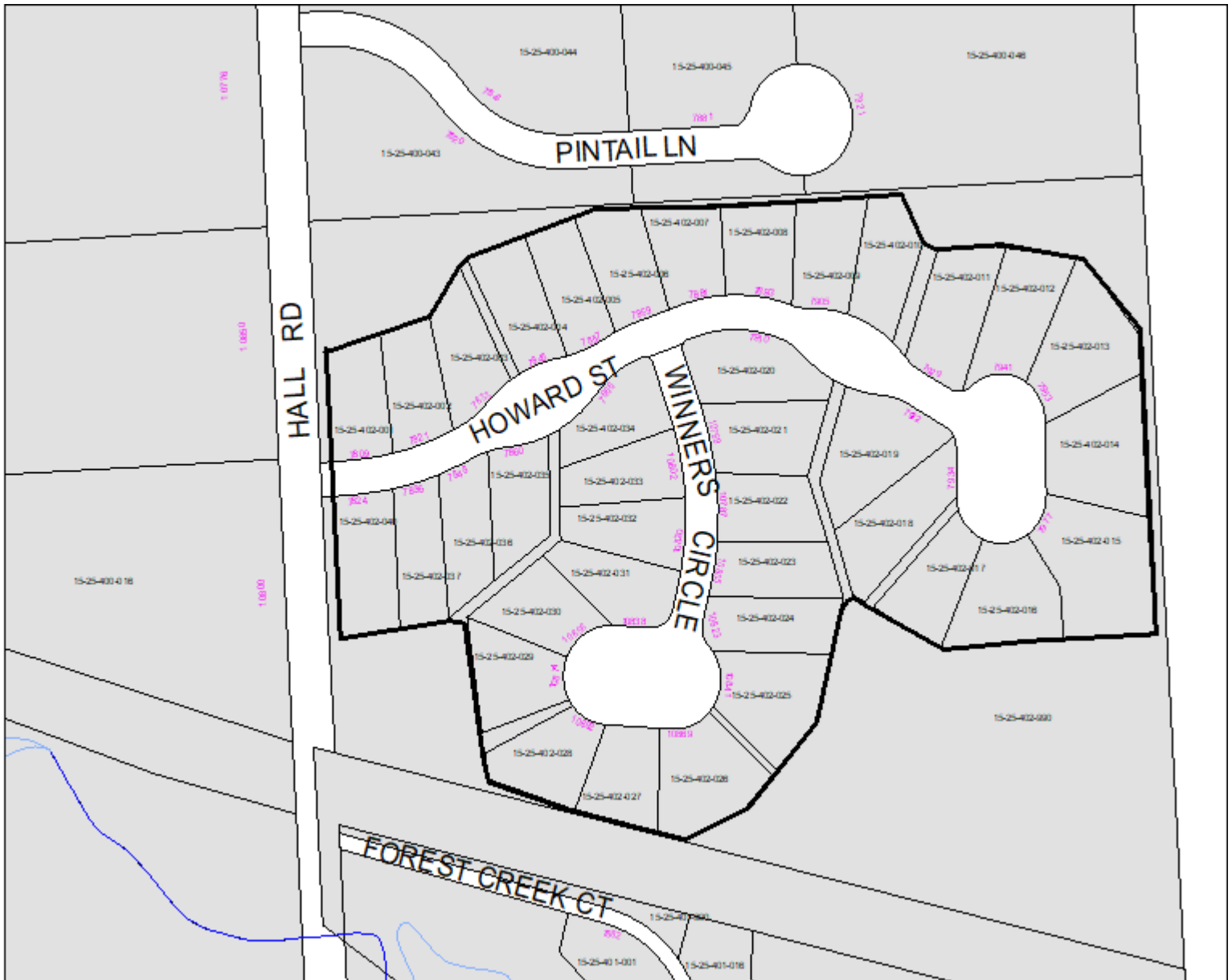
This notice is given by order of the Hamburg Township Board.

Dated: November 22nd, 2023

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

**ORCHARD VILLAGE SUBDIVISION
- ROAD IMPROVEMENT SPECIAL ASSESSMENT DISTRICT**
Hamburg Township, Livingston County, Michigan

The general service area in which a proposed special assessment district is to be designated. The Hamburg Township Board of Trustees may adjust the district boundaries based upon property owner response in support of creating a road improvement special assessment district.



General service area establishing the Orchard Village Subdivision – Road Improvement Special Assessment District. Proposed special assessment district boundary shown within thick black-lined area.

15-25-402-001
 Scott J. & Margaret S. Peltier
 7809 Howard St.
 Whitmore Lake, MI 48189

15-25-402-002
 Duane Lute
 7821 Howard St.
 Whitmore Lake, MI 48189

15-25-402-003
 Mark & Erin Chaplin
 4001 Southwoods Dr.
 Howell, MI 48843

15-25-402-004
 Kenneth S. Winslow
 7845 Howard St.
 Whitmore Lake, MI 48189

15-25-402-005
 James II & Elizabeth Flachsmann
 7857 Howard St.
 Whitmore Lake, MI 48189

15-25-402-006
 Vincent & Loretta Brighton
 7869 Howard St.
 Whitmore Lake, MI 48189

15-25-402-007
 Kelly & Christopher Newsome
 7881 Howard St.
 Whitmore Lake, MI 48189

15-25-402-008
 Michael E. Bues
 7893 Howard St.
 Whitmore Lake, MI 48189

15-25-402-009
 Antony E. Burger
 7905 Howard St.
 Whitmore Lake, MI 48189

15-25-402-010
 David & Maureen Zadorski
 7917 Howard St.
 Whitmore Lake, MI 48189

15-25-402-011
 Priscilla & Gary Synan
 7929 Howard St.
 Whitmore Lake, MI 48189

15-25-402-012
 William J. Urbanski
 7941 Howard St.
 Whitmore Lake, MI 48189

15-25-402-013
 David J. & Michelle L. Girard
 7953 Howard St.
 Whitmore Lake, MI 48189

15-25-402-014
 Michael & Ann Crowell
 7965 Howard St.
 Whitmore Lake, MI 48189

15-25-402-015
 Jerry & Maureen Quick
 7977 Howard St.
 Whitmore Lake, MI 48189

15-25-402-016
 Donald L. & Kerry M. Armstrong
 7958 Howard St.
 Whitmore Lake, MI 48189

15-25-402-017
 Matthew Bing & Rachael
 Wojciechowski
 7946 Howard St.
 Whitmore Lake, MI 48189

15-25-402-018
 Charles M. White
 7934 Howard St.
 Whitmore Lake, MI 48189

15-25-402-019
 Scott R. & Brittany M. Estes
 7922 Howard St.
 Whitmore Lake, MI 48189

15-25-402-020
 Jean M. Jarosz
 P.O. Box 399
 Hamburg, MI 48139

15-25-402-021
 Dale & Colleen Hedblad
 10769 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-022
 Timothy Borowsky & Beth Pressley
 10787 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-023
 Stephen & Vicki Butterfield
 10805 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-024
 Conrad & Jennifer Phillips
 10823 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-025
 Jason & April Moyer
 10841 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-026
 Erik J. & Jennifer L. Hansor
 10869 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-027
 Brooke Hall & Aliciana Gondick
 10887 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-028
 Christopher & Cynthia Cavanaugh
 10892 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-029
 Gary L. McNeil
 10874 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-030
 David W. & Marlene A. Woodard
 10856 Winners Circle
 Whitmore Lake, MI 48189

15-25-402-031
Kevin & Rachel Rubin
10838 Winners Circle
Whitmore Lake, MI 48189

15-25-402-032
Samantha Crews & Charles Jones III
10820 Winners Circle
Whitmore Lake, MI 48189

15-25-402-033
James & Candace Chapman
10802 Winners Circle
Whitmore Lake, MI 48189

15-25-402-034
Theodore E. & Kirsten Kidd
7866 Howard St.
Whitmore Lake, MI 48189

15-25-402-035
Joseph & Wendy Hartstang
7860 Howard St.
Whitmore Lake, MI 48189

15-25-402-036
Paul C. & Laura J. Westphal
7848 Howard St.
Whitmore Lake, MI 48189

15-25-402-037
Arthur & Sandra Thornton
7836 Howard St.
Whitmore Lake, MI 48189

15-25-402-040
Jamin & Bahia Buss
7824 Howard St.
Whitmore Lake, MI 48189



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Estimate of Cost to Establish the Orchard Village Subdivision - Private Road Improvement Special Assessment District

Administration Expenses:

Postage (correspondence w/ property owners)	\$ 50.00
Publications (4 @ \$500.00 each)	2,000.00
Public Hearings (2 @ \$150.00 each)	300.00
Township Administration Charge for 10-year SAD	<u>1,650.00</u>
	\$ 4,000.00

Road Improvements Include:

24" concrete curb removal, approx. 500 feet primarily at drive-
 ways (**no** driveway repairs included in project). Saw cut and
 remove existing curb & gutter, re-compact existing aggregate
 base. Place new 24" curb to match existing curb. Landscape
 restoration after sprinkler repairs is included – topsoil, seed
 and mulch. Sprinkler repairs are excluded. Curb drainage
 areas to be surveyed for replacement with proper drainage.
 Using a road mill – remove existing asphalt & grade for new
 4" cross-section. Undercutting & removal of wet or unstable
 aggregate base and replaced with 21AA crushed concrete.
 Place asphalt in 2 lifts; 2.0" 4eml Tier II and 2.0" 5eml Tier I
 super pave HMA (hot asphalt mix) leaving a 4.0" final
 compacted thickness. All work to be completed as bid.

\$ 231,950.00

Eight percent (8%) as requested by HOA to cover 2025 construction. \$ 18,556.00

10% Contingency Fee \$ 25,451.00

Subtotal Project Cost \$ 279,957.00

Legal/Bond Sale Fee Charge \$ 6,500.00

Total Project Cost \$ 286,457.00

Less amount of down-payment to be made by HOA \$ (- 158,600.00)

Total amount to be financed under SAD \$ 127,857.00

\$ 127,857.00 divided by 38 Parcels = **\$3,364.66 per parcel.**

NOTE:

The cost of the road improvements will be financed through special assessment bonds. Annual principal payments will be equally assessed per parcel plus interest on the unpaid balance. The interest amount will be determined by the market interest rate for the sale of the Bonds at the time the project is financed.

HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Item 1.

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-402-001	Scott J. & Margaret S. Peltier 7809 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 1	\$ 350,397.00	Occupied	\$ 3,364.66
15-25-402-002	Duane Lute 7821 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 2	352,653.00	Occupied	3,364.66
15-25-402-003	Mark & Erin Chaplin 4001 Southwood Dr. Howell, MI 48843	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 3	391,457.00	Occupied	3,364.66
15-25-402-004	Kenneth S. Winslow 7845 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 4	387,082.00	Occupied	3,364.66
15-25-402-005	James II & Elizabeth Flachsmann 7857 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 5	332,371.00	Occupied	3,364.66
15-25-402-006	Vincent & Loretta Brighton 7869 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 6	374,937.00	Occupied	3,364.66
15-25-402-007	Christopher & Kelly Newsome 7881 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 7	413,940.00	Occupied	3,364.66
15-25-402-008	Michael E. Bues 7893 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 8	447,893.00	Occupied	3,364.66
15-25-402-009	Antony E. Burger 7905 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 9	425,354.00	Occupied	3,364.66

HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
JANUARY 2, 2024

Item 1.

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-402-010	David & Maureen Zadorski 7917 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 10	\$ 395,821.00	Occupied	\$ 3,364.66
15-25-402-011	Gary & Priscilla Synan 7929 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 11	458,337.00	Occupied	3,364.66
15-25-402-012	William J. Urbanski 7941 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 12	437,302.00	Occupied	3,364.66
15-25-402-013	David J. & Michelle L. Girard 7953 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 13	585,140.00	Occupied	3,364.66
15-25-402-014	Michael & Ann Crowell 7965 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 14	379,702.00	Occupied	3,364.66
15-25-402-015	Jerry & Maureen Quick 7977 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 15	505,468.00	Occupied	3,364.66
15-25-402-016	Donald L. & Kerry M. Armstrong 7958 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 16	451,352.00	Occupied	3,364.66
15-25-402-017	Matthew A. Bing & Rachael L. Wojciechowski 7946 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 17	468,511.00	Occupied	3,364.66

HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
JANUARY 2, 2024

Item 1.

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-402-018	Charles M. White 7934 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 18	\$ 378,054.00	Occupied	\$ 3,364.66
15-25-402-019	Scott R. & Brittany M. Estes 7922 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 19	459,994.00	Occupied	3,364.66
15-25-402-020	Jean M. Jarosz P.O. Box 399 Hamburg, MI 48139	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 20	371,666.00	Occupied	3,364.66
15-25-402-021	Dale & Colleen Hedblad 10769 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 21	417,891.00	Occupied	3,364.66
15-25-402-022	Timothy Borowsky & Beth Pressley 10787 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 22	407,850.00	Occupied	3,364.66
15-25-402-023	Stephen & Vicki Butterfield 10805 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 23	345,704.00	Occupied	3,364.66
15-25-402-024	Conrad & Jennifer Phillips 10823 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 24	345,928.00	Occupied	3,364.66
15-25-402-025	Jason & April Moyer 10841 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 25	333,526.00	Occupied	3,364.66
15-25-402-026	Erik J. & Jennifer L. Hansor 10869 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 26	407,812.00	Occupied	3,364.66

HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
JANUARY 2, 2024

Item 1.

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-402-027	Brooke Hall & Aliciana A. Gondick 10887 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 27	\$ 412,219.00	Occupied	\$ 3,364.66
15-25-402-028	Christopher & Cynthia Cavanaugh 10892 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 28	388,431.00	Occupied	3,364.66
15-25-402-029	Gary L. McNeil 10874 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 29	360,134.00	Occupied	3,364.66
15-25-402-030	David W. & Marlene A. Woodard 10856 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 30	310,068.00	Occupied	3,364.66
15-25-402-031	Kevin & Rachel Rubin 10838 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 31	362,401.00	Occupied	3,364.66
15-25-402-032	Samantha Crews & Charles Jones III 10820 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 32	325,705.00	Occupied	3,364.66
15-25-402-033	James & Candace Chapman 10802 Winners Circle Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 33	371,403.00	Occupied	3,364.66
15-25-402-034	Theodore E. & Kristen Kidd 7866 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 34	353,158.00	Occupied	3,364.66
15-25-402-035	Joseph & Wendy Hartstang 7860 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 35	333,048.00	Occupied	3,364.66

HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
JANUARY 2, 2024

Item 1.

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-402-036	Paul C. & Laura J. Westphal 7848 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 36	\$ 326,761.00	Occupied	\$ 3,364.66
15-25-402-037	Arthur & Sandra Thornton 7836 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 37	333,096.00	Occupied	3,364.66
15-25-402-040	Jamin & Bahia Buss 7824 Howard St. Whitmore Lake, MI 48189	SEC 25 T1N R5E ORCHARD VILLAGE SITE CONDOMINIUM UNIT 38	382,413.00	Occupied	3,364.66

Total Project Assessments: \$ 127,857.00
 TOTAL ESTIMATED PROJECT COST: \$ 127,857.00

Resolution #3 – Orchard Village Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a special meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, December 5th, 2023, beginning at 6:45 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

RESOLUTION APPROVING PETITIONS, PROJECT, COST ESTIMATES, SPECIAL ASSESSMENT DISTRICT AND CAUSING THE SPECIAL ASSESSMENT ROLL TO BE PREPARED

WHEREAS, the Township Board of Trustees (the “Township Board”) has received petitions from property owners in the Township (the “Petitions”) for certain road improvements to be made along Howard Street and Winners Circle within the Orchard Village Subdivision located in the Township;

WHEREAS, the Township Board has determined to proceed with the Orchard Village Subdivision road improvements as described in Exhibit A (the “Project”);

WHEREAS, preliminary plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”), in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the Township Board held a public hearing on the Project, the Petitions that have been submitted to the Township Board requesting the Project, and the proposed special assessment district (the “Special Assessment District”) for the Project on December 5th, 2023.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. In accordance with Act 188, and the laws of the State of Michigan, the Township Board approves the completion of the Project and the Township Board approves the plans and cost estimates for the Project, which are on file with the Township Clerk and which are identified as "Plans and Cost Estimates for the Orchard Village Subdivision Road Improvement Project".

2. The Township Board determines that the petitions for the Project submitted to the Township Board were sufficient to satisfy the requirements under Act 188 for initiating an improvement project.

3. The Township Board determines that the Special Assessment District for the Project shall consist of those properties that are described in Exhibit B. The term of the Special Assessment District shall be through 2033, or such shorter period of time as may be determined by the Township Board prior to the issuance of the Bonds.

4. After construction costs for the Project are determined, the Township Supervisor is directed to prepare the Special Assessment Roll for the Special Assessment District as identified in Exhibit B. The Special Assessment Roll shall describe all the parcels of land to be assessed with the names of the respective record owners of each parcel, if known, and the total amount to be assessed against each parcel of land. When the Township Supervisor completes the Special Assessment Roll, he shall affix his certificate to the roll, which certificate shall be substantially in the in the form of Exhibit C to this resolution.

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

YES: _____

NO: _____

ABSENT: _____

Resolution _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on December 5, 2023, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT ADescription of the Project

Road improvements shall include 24" concrete curb removal; approx. 500 feet primarily at driveways (**no** driveway repairs will be included in the project). Saw cut and remove existing curb & gutter, and re-compact the existing aggregate base. The Contractor shall place new 24" curb to match existing curb. Landscape restoration (after sprinkler repairs are completed) is included and will consist of topsoil, seed and mulch. Sprinkler repairs are excluded. Curb drainage areas to be surveyed for replacement with proper drainage. Improvements shall include the use of a road mill to remove existing asphalt and grade for new 4" cross-section. Undercutting & removal of wet or unstable aggregate base will be replaced with 21AA crushed concrete. Installation of new asphalt in 2 lifts; 2.0" 4eml Tier II and 2.0" 5eml Tier I super pave HMA (hot asphalt mix) leaving a 4.0" final compacted thickness. All work to be completed as quoted. The street rehabilitation shall serve the properties within the Township located along Howard Street and Winners Circle that are within the boundaries indicated on the attached map.

Orchard Village Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

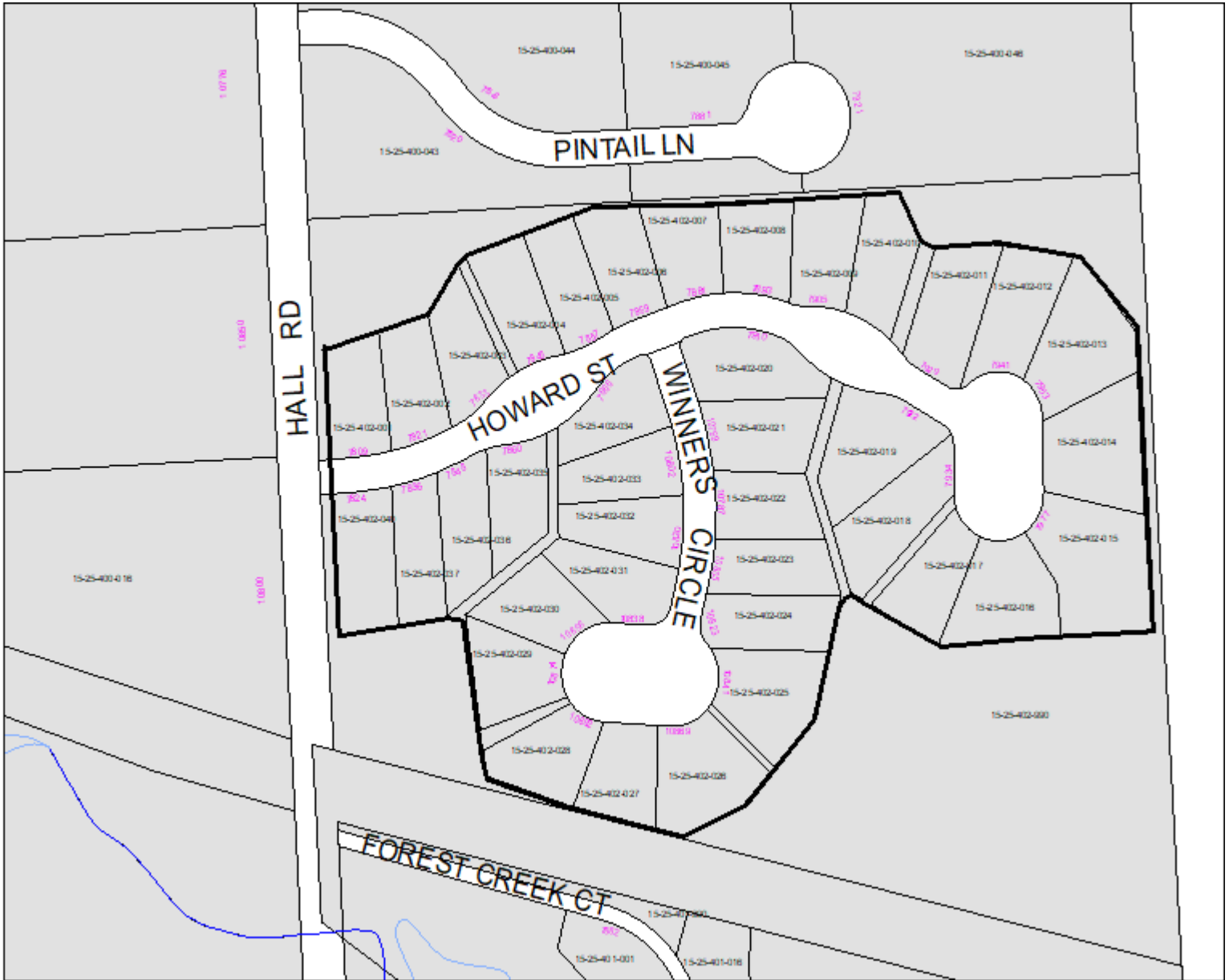


Exhibit A, Page 2

EXHIBIT B
HAMBURG TOWNSHIP
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT

(1) The Hamburg Township Orchard Village Subdivision Road Improvement Project Special Assessment District (the “Special Assessment District”) has been formed to specially assess the lands which are benefitted from the Project described in Exhibit A.

(2) The proposed Special Assessment District, within which the cost of the Project will be assessed, consists of the properties identified by the following permanent lot and parcel numbers.

15-25-402-001	15-25-402-002	15-25-402-003	15-25-402-004
15-25-402-005	15-25-402-006	15-25-402-007	15-25-402-008
15-25-402-009	15-25-402-010	15-25-402-011	15-25-402-012
15-25-402-013	15-25-402-014	15-25-402-015	15-25-402-016
15-25-402-017	15-25-402-018	15-25-402-019	15-25-402-020
15-25-402-021	15-25-402-022	15-25-402-023	15-25-402-024
15-25-402-025	15-25-402-026	15-25-402-027	15-28-402-028
15-25-402-029	15-25-402-030	15-25-402-031	15-28-402-032
15-25-402-033	15-25-402-034	15-25-401-035	15-28-402-036
15-25-402-037	15-25-402-040		

EXHIBIT C
CERTIFICATE

I, the undersigned, Supervisor of Hamburg Township, Livingston County, Michigan (the “Township”), acting pursuant to a resolution duly adopted by the Board of the Township on December 5th, 2023 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Orchard Village Subdivision Road Improvement Project Special Assessment District, to which this Certificate is affixed, was made pursuant to the Resolution and (2) in making such roll, I have, according to my best judgment, conformed in all respects to the directions contained in the Resolution and the statutes of the State of Michigan, including Act No. 188, Public Acts of Michigan, 1954, as amended.

Dated: _____

Patrick J. Hohl
Hamburg Township Supervisor

Resolution #4 – Orchard Village Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a special meeting of the Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) held at the Hamburg Township Hall Meeting Room on Tuesday, December 5th, 2023, beginning at 6:45 p.m. Eastern Time, there were:

PRESENT: _____

ABSENT: _____

The following preamble and resolution were offered by _____ and seconded by _____.

**RESOLUTION ACKNOWLEDGING THE FILING OF THE
ORCHARD VILLAGE SUBDIVISION ROAD SPECIAL ASSESSMENT ROLL,
SCHEDULING A HEARING
AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES**

WHEREAS, the Board of Trustees (the “Township Board”) has determined that it is desirable to act favorably upon the request of the property owners to finance the construction of certain road improvements for their private road, to be completed by a Contractor hired by the property owners, within the Township as described in Exhibit A (the “Project”);

WHEREAS, the Township Board has determined to proceed with the Project;

WHEREAS, the Township Board has tentatively determined to finance the cost of the Project by issuing bonds (the “Bonds”) to finance the cost of the Project, in accordance with Act No. 188, Michigan Public Acts of 1954, as amended (“Act 188”);

WHEREAS, the Township Board has tentatively determined to use Special Assessments levied under Act 188 to raise the funds to pay the Township’s obligations on the Bonds;

WHEREAS, the plans and cost estimates for the Project have been filed with the Township Clerk;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township Orchard Village Subdivision Road Improvement Project” (the “Proposed Roll”) and has filed the Proposed Roll with the Township Clerk;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Township Board acknowledges that the Township Supervisor has filed the Proposed Roll with the Township Clerk.

2. The Township Board acknowledges that the Supervisor has certified that (a) the Proposed Roll was prepared in accordance with the Township Board’s direction and (b) the Proposed Roll was prepared in accordance with the laws of the State of Michigan.

3. In accordance with Act 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, there shall be a public hearing on the Proposed Roll.

4. The public hearing will be held on Tuesday, January 2, 2024 at 6:30 p.m. at the Township Hall of Hamburg Township, Livingston County, Michigan, or at such other place as the Township Clerk may designate, provided sufficient notice is given of such alternate location as required by law.

5. The Township Clerk is directed to mail, by first class mail, a notice of the public hearing to each owner of or party in interest in property to be assessed, whose name appears upon the last Township tax assessment records. The last Township tax assessment records means the last assessment roll for ad valorem tax purposes which has been reviewed by the Township Board of Review, as supplemented by any subsequent changes in the names or addresses of such owners or parties listed thereon. The notice to be mailed by the Township Clerk shall be similar to the notice attached as Exhibit B and shall be mailed by first class mail on or before December 20, 2023. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

6. The Township Clerk is directed to publish a notice of the public hearing in the Livingston County Press & Argus a newspaper of general circulation within the Township. The notice shall be published twice, once on or before December 20, 2023, and once on or before December 27, 2023. The notice shall be in form substantially similar to the notice attached in Exhibit B.

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

YES: _____

NO: _____

ABSENT: _____

Resolution _____.

CLERK'S CERTIFICATE

The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a meeting of the Township Board on December 5, 2023, at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records in my office; (3) the meeting was conducted, and public notice thereof was given, pursuant to and in full compliance with the Open Meetings Act (Act No. 267, Public Acts of Michigan, 1967, as amended) and (4) minutes of such meeting were kept and will be or have been made available as required thereby.

Michael Dolan
Hamburg Township Clerk

EXHIBIT A
DESCRIPTION OF PROJECT

Road improvements shall include 24" concrete curb removal; approx. 500 feet primarily at driveways (**no** driveway repairs will be included in the project). Saw cut and remove existing curb & gutter, and re-compact the existing aggregate base. The Contractor shall place new 24" curb to match existing curb. Landscape restoration (after sprinkler repairs are completed) is included and will consist of topsoil, seed and mulch. Sprinkler repairs are excluded. Curb drainage areas to be surveyed for replacement with proper drainage. Improvements shall include the use of a road mill to remove existing asphalt and grade for new 4" cross-section. Undercutting & removal of wet or unstable aggregate base will be replaced with 21AA crushed concrete. Installation of new asphalt in 2 lifts; 2.0" 4eml Tier II and 2.0" 5eml Tier I super pave HMA (hot asphalt mix) leaving a 4.0" final compacted thickness. All work to be completed as quoted. The street rehabilitation shall serve the properties within the Township located along Howard Street and Winners Circle that are within the boundaries indicated on the attached map.

Orchard Village Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

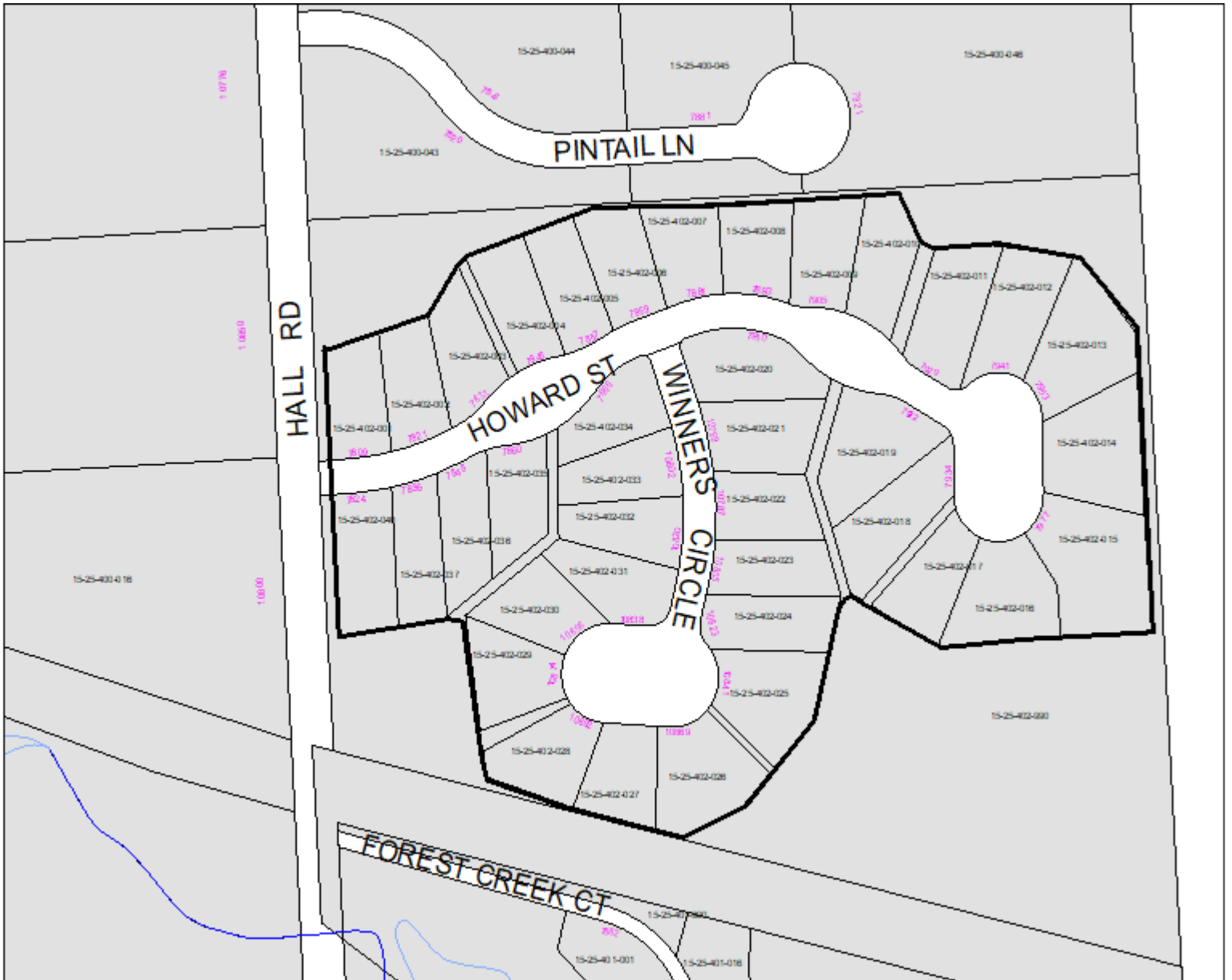


Exhibit A, Page 2

EXHIBIT B

FORM OF NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

**NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT
SPECIAL ASSESSMENT DISTRICT**

NOTICE IS HEREBY GIVEN:

(1) The Township Board of the Township of Hamburg, Livingston County, Michigan (the “Township”) has determined to levy special assessments against lands in the ORCHARD VILLAGE SUBDIVISION ROAD IMPROVEMENT PROJECT SPECIAL ASSESSMENT DISTRICT (the “District”) that will be benefited by the construction of road improvements in the District. The District consists of the lands identified in the map attached to this notice and is more specifically identified by the following permanent parcel numbers:

15-25-402-001	15-25-402-002	15-25-402-003	15-25-402-004
15-25-402-005	15-25-402-006	15-25-402-007	15-25-402-008
15-25-402-009	15-25-402-010	15-25-402-011	15-25-402-012
15-25-402-013	15-25-402-014	15-25-402-015	15-25-402-016
15-25-402-017	15-25-402-018	15-25-402-019	15-25-402-020
15-25-402-021	15-25-402-022	15-25-402-023	15-25-402-024
15-25-402-025	15-25-402-026	15-25-402-027	15-28-402-028
15-25-402-029	15-25-402-030	15-25-402-031	15-28-402-032
15-25-402-033	15-25-402-034	15-25-401-035	15-28-402-036
15-25-402-037	15-25-402-040		

(2) The proposed special assessment roll for the District (the “Roll) has been prepared and is now on file in the office of the Township Clerk and is available at such office for public examination during the hours the Township Hall is regularly open to the public for business.

(3) The Township Board will conduct a public hearing beginning at 6:30 p.m., local time on Tuesday, January 2, 2024, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan to explain and answer questions pertaining to the Roll and to hear objections to the Roll. Any person objecting to the Roll must file his or her objections in writing before the close of the public hearing or within such additional time (if any) as the Township Board may grant.

(4) The owner or other person having an interest in property that is specially assessed is entitled to file a written appeal with the Michigan Tax Tribunal within 30 days after confirmation of the Roll. However, appearance and protest at the public hearing are required by law in order to appeal the special assessment to the Michigan Tax Tribunal. An owner or other party in interest or his or her agent may (1) appear and protest in person at the hearing or (2) file an appearance and protest by letter before the close of the hearing.

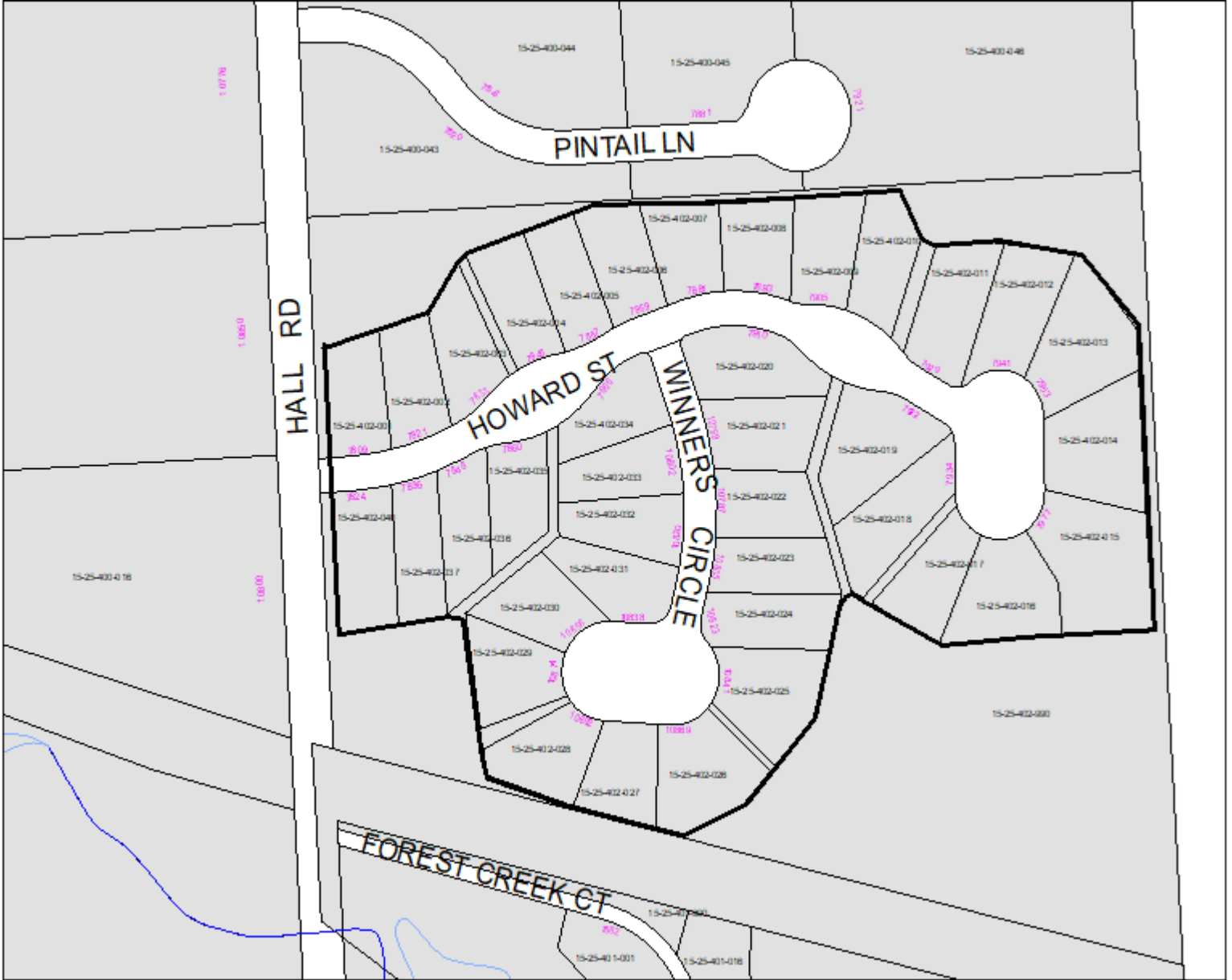
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment in person.

This notice is given by order of the Hamburg Township Board.

Dated: _____

Michael Dolan
Hamburg Township Clerk
10405 Merrill Rd. P.O. Box 157
Hamburg, MI 48139

Orchard Village Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan



Orchard Village Subdivision Road Improvement Project

EXHIBIT C

AFFIDAVIT OF MAILING

STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

MICHAEL DOLAN, being first duly sworn, deposes, and says that he personally prepared for mailing, and did on December 20, 2023, send by first-class mail, the notice of hearing, a true copy of which is attached hereto, to each record owner of or party in interest in all property to be assessed for the improvement described therein, as shown on the last local tax assessment records of the Township of Hamburg; that he personally compared the address on each envelope against the list of property owners as shown on the current tax assessment rolls of the Township; that each envelope contained therein such notice and was securely sealed with postage fully prepaid for first-class mail delivery and plainly addressed; and that he personally placed all of such envelopes in a United States Post Office receptacle on the above date.

Michael Dolan
Hamburg Township Clerk

Subscribed and sworn to before me
this ____ day of _____, 2023.

, Notary Public
Livingston County, MI
My commission expires: