
RIVER RUN SUBDIVISION SAD 1ST PUBLIC HEARING

**Tuesday, March 19, 2024 at 5:00 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. River Run Subdivision - Road Improvement SAD First Public Hearing

CALL TO THE PUBLIC

BOARD COMMENTS

ADJOURNMENT



Township Board Cover Sheet

River Run Subdivision – Road Improvement S.A.D. First Public Hearing to Establish S.A.D.

Information Packet:

Hamburg Township has been approached by residents within the River Run Subdivision requesting that their 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 River Run 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 River Run 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, April 16th, 2023 beginning at 5:30 p.m. to allow enough time for notice to be published in the newspaper as well as mailing individual notices to property owners.

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

Drafted: February 22nd, 2024



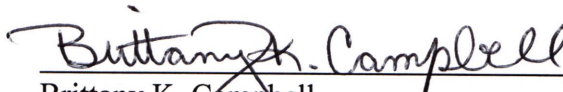
10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

Item 1.

AFFIDAVIT OF MAILING

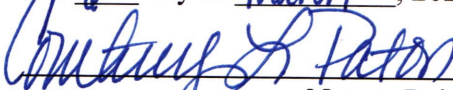
STATE OF MICHIGAN)
)ss
COUNTY OF LIVINGSTON)

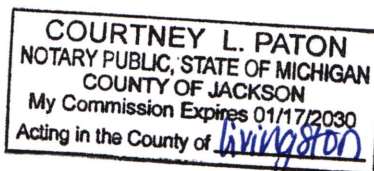
BRITTANY K. CAMPBELL, being first duly sworn, deposes, and says that she personally prepared for mailing, and did on March 6th, 2024, send by first-class mail, the proposed **River Run Subdivision – Road Improvement Special Assessment District** notice of first public hearing, a true copy of which is 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
Hamburg Twp. Special Projects Coordinator

Subscribed and sworn to before me
this 10th day of March, 2024


_____, Notary Public
Jackson County, MI
My commission expires:
Acting in Livingston County



March 6th, 2024

Re: **River Run 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 River Run 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(s).

The Township Board has scheduled the first public hearing for Tuesday, March 19th, 2024 to begin at 5:00 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 \$224,755.75 which will be split equally among 36 parcels in an assessment of \$6,243.22 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 has been calculated at 5.50% upon 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 March 19th. 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 THE RIVER RUN 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, **March 19, 2024** at **5:00 p.m.**, at the Hamburg Township Hall, 10405 Merrill Road, Hamburg, Michigan 48139, to review the following proposed special assessment district:

HAMBURG TOWNSHIP RIVER RUN 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 consist of the placement of all traffic controls, flaggers, crew and equipment mobilizations provided by the Contractor. Contractor will then remove the existing asphalt up to four-inches (4") thick. The Contractor shall then import and place up to three-inches (3") of 21AA crushed concrete to supplement the existing gravel base at the low point in the road between addresses 9124 and 9125 Blue Ridge Drive to improve drainage. Contractor shall proof roll the existing gravel base to confirm stability and then shall fine grade and re-compact the gravel base in preparation for the new paving. Contractor will then construct a final compacted four-inch (4") thick hot mixed asphalt (HMA) surface for the roads with a 2" 13A leveling course (~840 tons), an SS-1h tack coat, and a 2" 36A topping course (~840 tons). The street rehabilitation shall serve those properties within the River Run subdivision located in the Township, and which properties are identified by the following permanent parcel numbers:

| | | | |
|---------------|---------------|---------------|---------------|
| 15-24-205-001 | 15-24-205-002 | 15-24-205-003 | 15-24-205-004 |
| 15-24-205-005 | 15-24-205-006 | 15-24-205-007 | 15-24-205-008 |
| 15-24-205-009 | 15-24-205-010 | 15-24-205-011 | 15-24-205-012 |
| 15-24-205-013 | 15-24-205-014 | 15-24-205-015 | 15-24-205-016 |
| 15-24-205-017 | 15-24-205-018 | 15-24-205-019 | 15-24-205-020 |
| 15-24-205-021 | 15-24-205-022 | 15-24-205-023 | 15-24-205-024 |
| 15-24-205-025 | 15-24-205-026 | 15-24-205-027 | 15-24-205-028 |

| | | | |
|---------------|---------------|---------------|---------------|
| 15-24-205-029 | 15-24-205-030 | 15-24-205-031 | 15-24-205-032 |
| 15-24-205-033 | 15-24-205-034 | 15-24-205-035 | 15-24-205-036 |

(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 March 19th, 2024, hearing or within such further time the Township Board may grant.

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

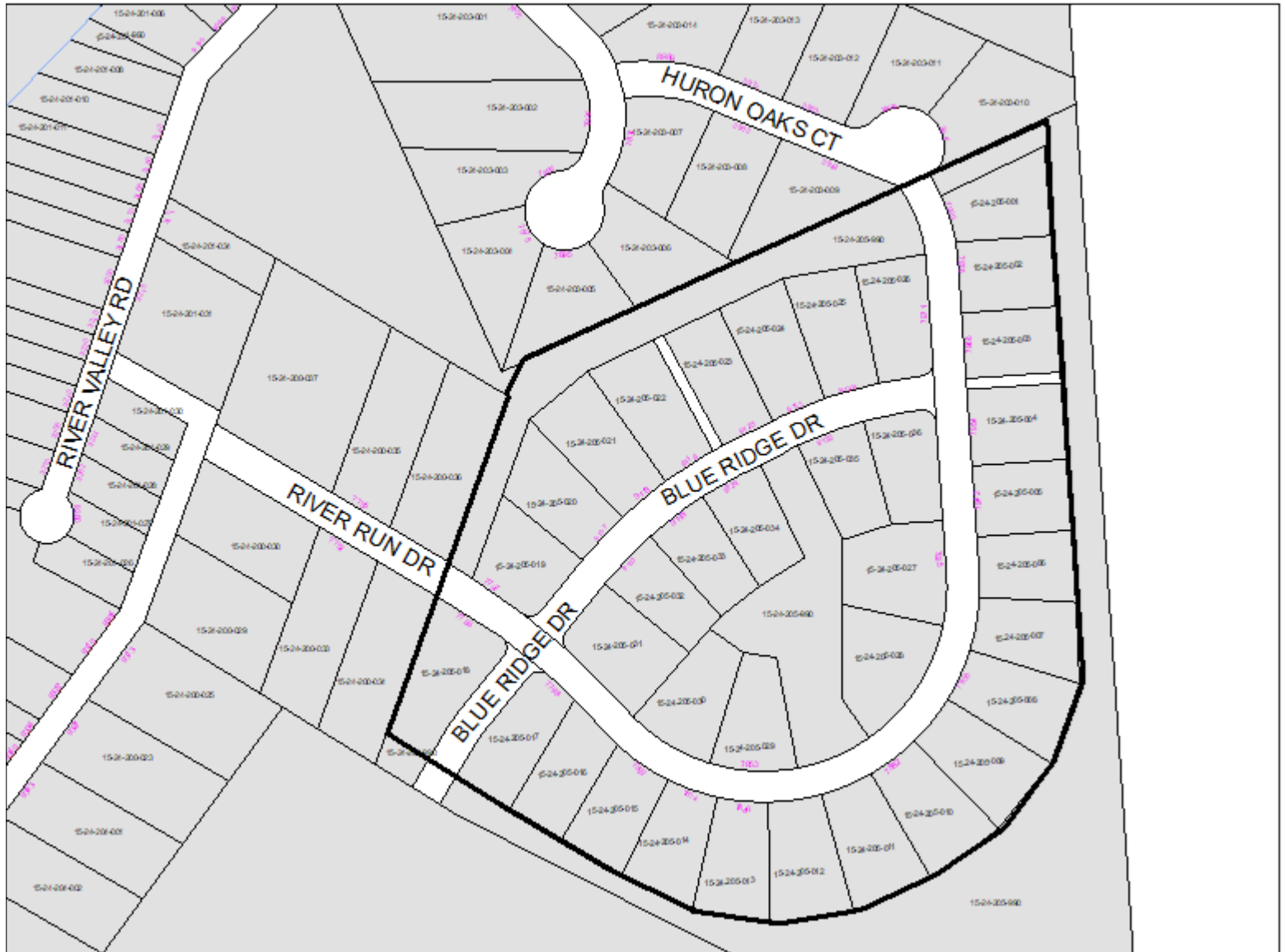
Dated: March 6th, 2024

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

THE PROPOSED RIVER RUN SUBDIVISION PRIVATE 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 River Run Subdivision – Private Road Improvement Special Assessment District. **Proposed special assessment district boundary shown within thick black-lined area.**

15-24-205-001
Todd E. & Kristen S. Keene
7990 River Run Dr.
Brighton, MI 48116

15-24-205-002
Aditya Viswanath & Chris DeAngelis
7978 River Run Dr.
Brighton, MI 48116

15-24-205-003
James Janetzke & Stacy Hoeft
7966 River Run Dr.
Brighton, MI 48116

15-24-205-004
James & Catherine Jamrog
7954 River Run Dr.
Brighton, MI 48116

15-24-205-005
George A. & Patricia Cousins
20071 Eagle Stone Dr.
Estero, FL 33928

15-24-205-006
James E. & Marylynn J. Hagglund
7918 River Run Dr.
Brighton, MI 48116

15-24-205-007
James E. & Marylynn J. Hagglund
7918 River Run Dr.
Brighton, MI 48116

15-24-205-008
Neil Strong
7906 River Run Dr.
Brighton, MI 48116

15-24-205-009
Melissa A. & Stephen P. Green
7894 River Run Dr.
Brighton, MI 48116

15-24-205-010
David & Ma Lourdes Thomas
7882 River Run Dr.
Brighton, MI 48116

15-24-205-011
Asset Preservation LLC C/O Tenille
Sharp
9670 Fire Lake Trail
Pinckney, MI 48169

15-24-205-012
Skyler & Kristina Wolfe
7858 River Run Dr.
Brighton, MI 48116

15-24-205-013
Christy A. & Kirk Hendricksen
7846 River Run Dr.
Brighton, MI 48116

15-24-205-014
Jacob A. & Lindsey M. Suardini
7834 River Run Dr.
Brighton, MI 48116

15-24-205-015
David & Julia Deal
7822 River Run Dr.
Brighton, MI 48116

15-24-205-016
Nicholas P. & Wendy L. Burleson
7810 River Run Dr.
Brighton, MI 48116

15-24-205-017
Brian & Megan M. Raftery
7798 River Run Dr.
Brighton, MI 48116

15-24-205-018
Randy L. & Patricia Buoy
7786 River Run Dr.
Brighton, MI 48116

15-24-205-019
Robert A. & Wendy K. Warshal
7787 River Run Dr.
Brighton, MI 48116

15-24-205-020
Robert E. & Sue A. Johnston
9107 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-021
Andrea Palombit & Bradley Murphy
9113 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-022
Randall & Colleen Debeauclair
9119 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-023
Charles L. & Linda J. Hahn
9125 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-024
Brian L. Daugherty Trust
9133 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-025
Dustin & Rebecca Bouverette
9139 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-026
Sherry Miller
7971 River Run Dr.
Brighton, MI 48116

15-24-205-027
Nicholas P. Zander II
9257 E. M-36
Whitmore Lake, MI 48189

15-24-205-028
River Run LLC
9257 E. M-36
Whitmore Lake, MI 48189

15-24-205-029
Timothy J. & Monica J. Butvilas
7853 River Run Dr.
Brighton, MI 48116

15-24-205-030
Mitchell E. & Gretchen Notaro
7827 River Run Dr.
Brighton, MI 48116

15-24-205-031
Tennille T. Sharp
9670 Fire Lake Trail
Pinckney, MI 48169

15-24-205-032
Gary & Donna M. Nick
9110 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-033
Steven R. & Jill S. Coloske
9118 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-034
Kevin & Ann Winkelmann
9124 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-035
Jarod Martin Duncan
9136 Blue Ridge Dr.
Brighton, MI 48116

15-24-205-036
River Run LLC
9257 E. M-36
Whitmore Lake, MI 48116

Estimate of Cost to Establish the River Run 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:

| | |
|---|----------------------|
| Contractor shall provide all traffic controls, flaggers, crew and equipment mobilizations. Contractor will then remove the existing asphalt up to 4" thick. Contractor will import/place up to three-inches (3") of 21AA crushed concrete to supplement the existing gravel base at the low point in the road between driveways at addresses 9124 and 9125 Blue Ridge Drive to improve drainage. Contractor shall proof roll existing gravel base to confirm stability then fine grade and recompact the gravel base in preparation for new paving. Contractor construct a final compacted four-inch (4") hot mixed asphalt For the roads with two-inches (2") of 13A leveling (~840 tons) an SS-1h tack coat, and two-inches (2") of 36A topping (~840 tons). All work to be completed as bid. | <u>\$ 285,323.40</u> |
|---|----------------------|

| | |
|---|-----------------------------|
| 10% Contingency Fee | \$ 28,932.35 |
| Subtotal Project Cost | <u>\$ 318,255.75</u> |
| Legal/Bond Sale Fee Charge | \$ 6,500.00 |
| Total Project Cost | <u>\$ 324,755.75</u> |
| Less amount of down-payment to be made by HOA | <u>\$ (- 100,000.00)</u> |
| Total amount to be financed under SAD | <u>\$ 224,755.75</u> |

\$ 224,755.75 divided by 36 Parcels* = **\$6,243.22 per parcel.**

* If property owner(s) combine parcels within the S.A.D. the cost per parcel will increase.

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
RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

| Tax I.D. # | Property Owner Name & Address | Legal Description | True Cash Value | Vacant/Occupied | Assessment |
|-------------------|--|--|----------------------------|------------------------|-------------------|
| 15-24-205-001 | Todd E. & Kristen S. Keene 7990 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 1 | \$ 595,272.00 | Occupied | \$ 6,243.22 |
| 15-24-205-002 | Aditya Viswanath & Chris DeAngelis 7978 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 2 | 687,977.00 | Occupied | 6,243.22 |
| 15-24-205-003 | James Janetzke & Stacy Hoeft 7966 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 3 | 690,388.00 | Occupied | 6,243.22 |
| 15-24-205-004 | James & Catherine Jamrog 7954 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 4 | 432,560.00 | Occupied | 6,243.22 |
| 15-24-205-005 | George A. & Patricia Cousins 20071 Eagle Stone Dr. Estero, FL 33928 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 5 | 567,681.00 | Occupied | 6,243.22 |
| 15-24-205-006 | James. E. & Marylynn J. Hagglund 7918 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 6 | 151,000.00 | Vacant | 6,243.22 |
| 15-24-205-007 | James E. & Marylynn J. Hagglund 7918 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 7 | 691,847.00 | Occupied | 6,243.22 |
| 15-24-205-008 | Neil Strong 7906 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 8 | 620,603.00 | Occupied | 6,243.22 |

HAMBURG TOWNSHIP
RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
MARCH 19, 2024

| Tax I.D. # | Property Owner Name & Address | Legal Description | True Cash Value | Vacant/Occupied | Assessment |
|-------------------|--|---|----------------------------|------------------------|-------------------|
| 15-24-205-009 | Melissa A. & Stephen P. Green 7894 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 9 | \$ 635,347.00 | Occupied | \$ 6,243.22 |
| 15-24-205-010 | David & Ma Lourdes Thomas 7882 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 10 | 655,409.00 | Occupied | 6,243.22 |
| 15-24-205-011 | Asset Preservation LLC C/O Tenille T. Sharp 9670 Fire Lake Trail Pinckney, MI 48169 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 11 | 151,000.00 | Vacant | 6,243.22 |
| 15-24-205-012 | Skyler & Kristina Wolfe 7858 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 12 | 672,627.00 | Occupied | 6,243.22 |
| 15-24-205-013 | Kirk & Christy A. Hendricksen 7846 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 13 | 594,166.00 | Occupied | 6,243.22 |
| 15-24-205-014 | Jacob A. & Lindsey M. Suardini 7834 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 14 | 612,166.00 | Occupied | 6,243.22 |
| 15-24-205-015 | David & Julia Deal 7822 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 15 | 643,274.00 | Occupied | 6,243.22 |
| 15-24-205-016 | Nicholas P. & Wendy L. Burleson 7810 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 16 | 639,593.00 | Occupied | 6,243.22 |

HAMBURG TOWNSHIP
RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
MARCH 19, 2024

| Tax I.D. # | Property Owner Name & Address | Legal Description | True Cash Value | Vacant/Occupied | Assessment |
|-------------------|--|---|----------------------------|------------------------|-------------------|
| 15-24-205-017 | Brian & Megan M. Raftery 7798 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 17 | \$ 671,560.00 | Occupied | \$ 6,243.22 |
| 15-24-205-018 | Randy L. & Patricia Buoy 7786 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 18 | 681,500.00 | Occupied | 6,243.22 |
| 15-24-205-019 | Robert A. & Wendy K. Warshal 7810 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 19 | 685,126.00 | Occupied | 6,243.22 |
| 15-24-205-020 | Robert E. & Sue A. Johnston 9107 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 20 | 676,334.00 | Occupied | 6,243.22 |
| 15-24-205-021 | Andrea Palombit & Bradley Murphy 9113 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 21 | 612,074.00 | Occupied | 6,243.22 |
| 15-24-205-022 | Randall & Colleen Debeauclair 9119 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 22 | 771,836.00 | Occupied | 6,243.22 |
| 15-24-205-023 | Charles L. & Linda J. Hahn 9125 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 23 | 637,398.00 | Occupied | 6,243.22 |
| 15-24-205-024 | Brian L. Daugherty Trust & Denise M. Daugherty Trust 9133 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 24 | 735,458.00 | Occupied | 6,243.22 |

HAMBURG TOWNSHIP
RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
MARCH 19, 2024

| Tax I.D. # | Property Owner Name & Address | Legal Description | True Cash Value | Vacant/Occupied | Assessment |
|-------------------|---|---|----------------------------|------------------------|-------------------|
| 15-24-205-025 | Dustin & Rebecca Bouverette 9139 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 25 | \$ 678,781.00 | Occupied | \$ 6,243.22 |
| 15-24-205-026 | Sherry Miller 7971 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 26 | 700,437.00 | Occupied | 6,243.22 |
| 15-24-205-027 | Nicholas P. Zander II 9257 E. M-36 Whitmore Lake, MI 48189 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 27 | 733,134.00 | Occupied | 6,243.22 |
| 15-24-205-028 | River Run LLC C/O Nicholas P. Zander II 9125 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 28 | 151,000.00 | Vacant | 6,243.22 |
| 15-24-205-029 | Timothy J. & Monica J. Butvilas 7853 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 29 | 671,682.00 | Occupied | 6,243.22 |
| 15-24-205-030 | Mitchell E. & Gretchen Notaro 7827 River Run Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 30 | 718,429.00 | Occupied | 6,243.22 |
| 15-24-205-031 | Tennille T. Sharp 9670 Fire Lake Trail Pinckney, MI 48169 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 31 | 151,000.00 | Vacant | 6,243.22 |
| 15-24-205-032 | Gary & Donna M. Nick 9110 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 32 | 574,046.00 | Occupied | 6,243.22 |

HAMBURG TOWNSHIP
RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
MARCH 19, 2024

| Tax I.D. # | Property Owner Name & Address | Legal Description | True Cash Value | Vacant/Occupied | Assessment |
|-------------------|---|---|----------------------------|------------------------|-------------------|
| 15-24-205-033 | Steven R. & Jill S. Coloske 9118 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 33 | \$ 614,830.00 | Occupied | \$ 6,243.22 |
| 15-24-205-034 | Kevin & Ann Winkelmann 9124 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 34 | 582,174.00 | Occupied | 6,243.22 |
| 15-24-205-035 | Jarod Martin Duncan 9136 Blue Ridge Dr. Brighton, MI 48116 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 35 | 652,050.00 | Occupied | 6,243.22 |
| 15-24-205-036 | River Run LLC C/O Nicholas P. Zander II 9257 E. M-36 Whitmore Lake, MI 48189 | SEC 24 T1N R5E RIVER RUN CONDOMINIUM UNIT 36 | 151,000.00 | Vacant | 6,243.22 |

Total Project Assessments: \$ 224,775.75

TOTAL ESTIMATED PROJECT COST: \$ 224,775.75

Resolution #3 – River Run Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular 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, March 19th, 2024, beginning at 7:00 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 River Run Drive and Blue Ridge Drive within the River Run Subdivision located in the Township;

WHEREAS, the Township Board has determined to proceed with the River Run 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; and

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 March 19th, 2024.

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 River Run 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.
5. The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

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

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

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 March 19th, 2024, 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 THE PROJECT**

The project shall consist of the placement of all traffic controls, flaggers, crew and equipment mobilizations provided by the Contractor. Contractor will then remove the existing asphalt up to four-inches (4") thick. The Contractor shall then import and place up to three-inches (3") of 21AA crushed concrete to supplement the existing gravel base at the low point in the road between addresses 9124 and 9125 Blue Ridge Drive to improve drainage. Contractor shall proof roll the existing gravel base to confirm stability and then shall fine grade and re-compact the gravel base in preparation for the new paving. Contractor will then construct a final compacted four-inch (4") thick hot mixed asphalt (HMA) surface for the roads with a 2" 13A leveling course (~840 tons), an SS-1h tack coat, and a 2" 36A topping course (~840 tons). The street rehabilitation shall serve those properties within the River Run subdivision located in the Township that are within the boundaries indicated on the attached map.

River Run Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

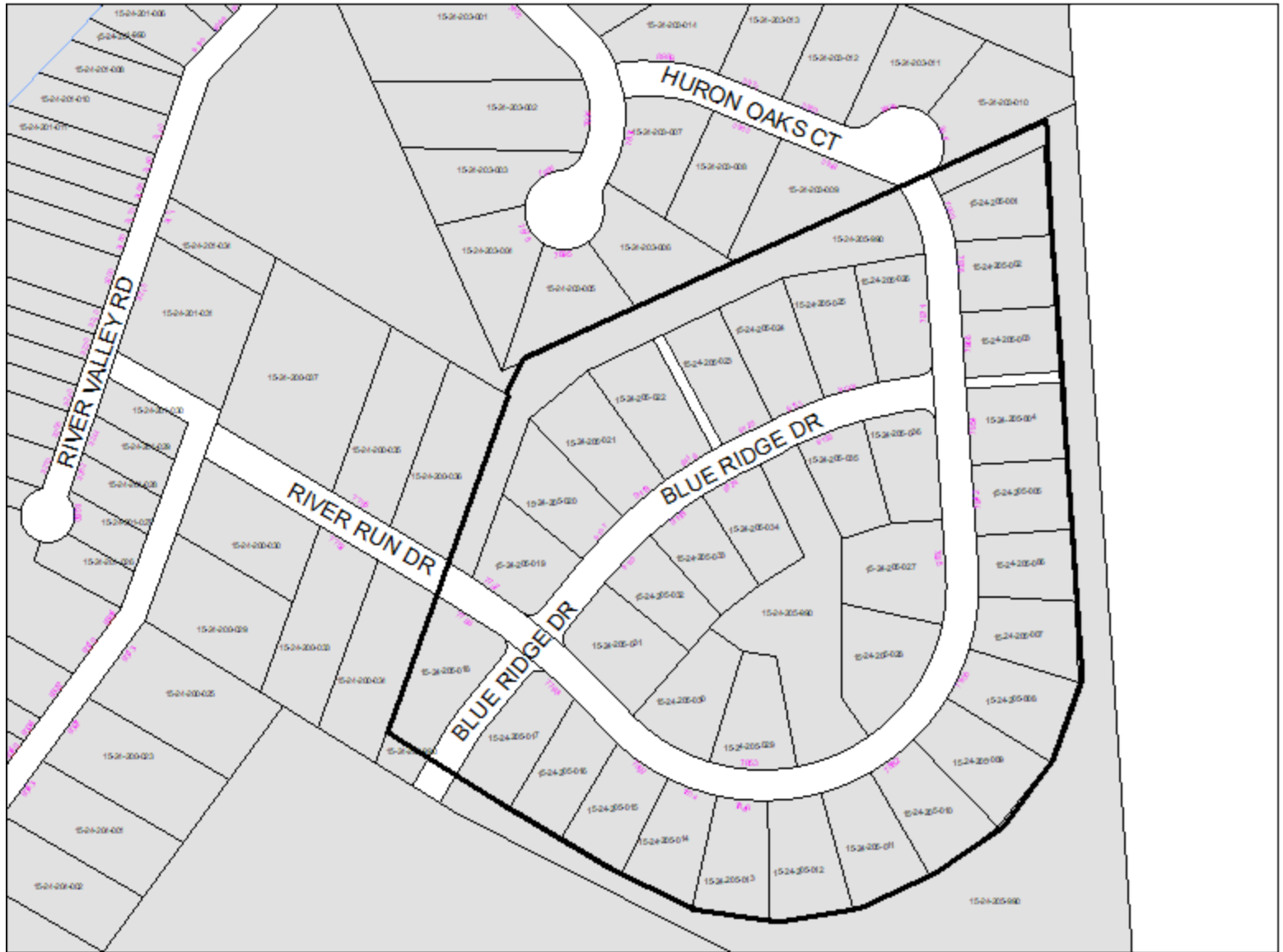


Exhibit A, Page 2

EXHIBIT B

HAMBURG TOWNSHIP RIVER RUN SUBDIVISION ROAD IMPROVEMENT PROJECT

(1) The Hamburg Township River Run 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.

| | | | |
|---------------|---------------|---------------|---------------|
| 15-24-205-001 | 15-24-205-002 | 15-24-205-003 | 15-24-205-004 |
| 15-24-205-005 | 15-24-205-006 | 15-24-205-007 | 15-24-205-008 |
| 15-24-205-009 | 15-24-205-010 | 15-24-205-011 | 15-24-205-012 |
| 15-24-205-013 | 15-24-205-014 | 15-24-205-015 | 15-24-205-016 |
| 15-24-205-017 | 15-24-205-018 | 15-24-205-019 | 15-24-205-020 |
| 15-24-205-021 | 15-24-205-022 | 15-24-205-023 | 15-24-205-024 |
| 15-24-205-025 | 15-24-205-026 | 15-24-205-027 | 15-24-205-028 |
| 15-24-205-029 | 15-24-205-030 | 15-24-205-031 | 15-24-205-032 |
| 15-24-205-033 | 15-24-205-034 | 15-24-205-035 | 15-24-205-036 |

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 March 19th, 2024 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township River Run 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 – River Run Subdivision Road Improvement Project

TOWNSHIP OF HAMBURG

At a regular 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, March 19th, 2024, beginning at 7:00 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 RIVER RUN SUBDIVISION SPECIAL ASSESSMENT ROLL, SCHEDULING A HEARING AND DIRECTING THE ISSUANCE OF THE STATUTORY NOTICES

WHEREAS, the Township Board of Trustees (the “Township Board”) has determined that it is desirable and necessary to construct certain road improvements 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; and

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll entitled “The Proposed Special Assessment Roll for the Hamburg Township River Run 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 Township 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. The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

4. 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.

5. The public hearing will be held on Tuesday, April 16, 2024 at 5:30 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.

6. 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 April 3, 2024. Following the mailing of the notices, the Township Clerk shall complete an affidavit of mailing similar to the affidavit set forth in Exhibit C.

7. 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 April 3, 2024, and once on or before April 10, 2024. 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 March 19, 2024, 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**

The project shall consist of the placement of all traffic controls, flaggers, crew and equipment mobilizations provided by the Contractor. Contractor will then remove the existing asphalt up to four-inches (4") thick. The Contractor shall then import and place up to three-inches (3") of 21AA crushed concrete to supplement the existing gravel base at the low point in the road between addresses 9124 and 9125 Blue Ridge Drive to improve drainage. Contractor shall proof roll the existing gravel base to confirm stability and then shall fine grade and re-compact the gravel base in preparation for the new paving. Contractor will then construct a final compacted four-inch (4") thick hot mixed asphalt (HMA) surface for the roads with a 2" 13A leveling course (~840 tons), an SS-1h tack coat, and a 2" 36A topping course (~840 tons). The street rehabilitation shall serve those properties within the River Run subdivision located in the Township that are within the boundaries indicated on the attached map.

River Run Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan

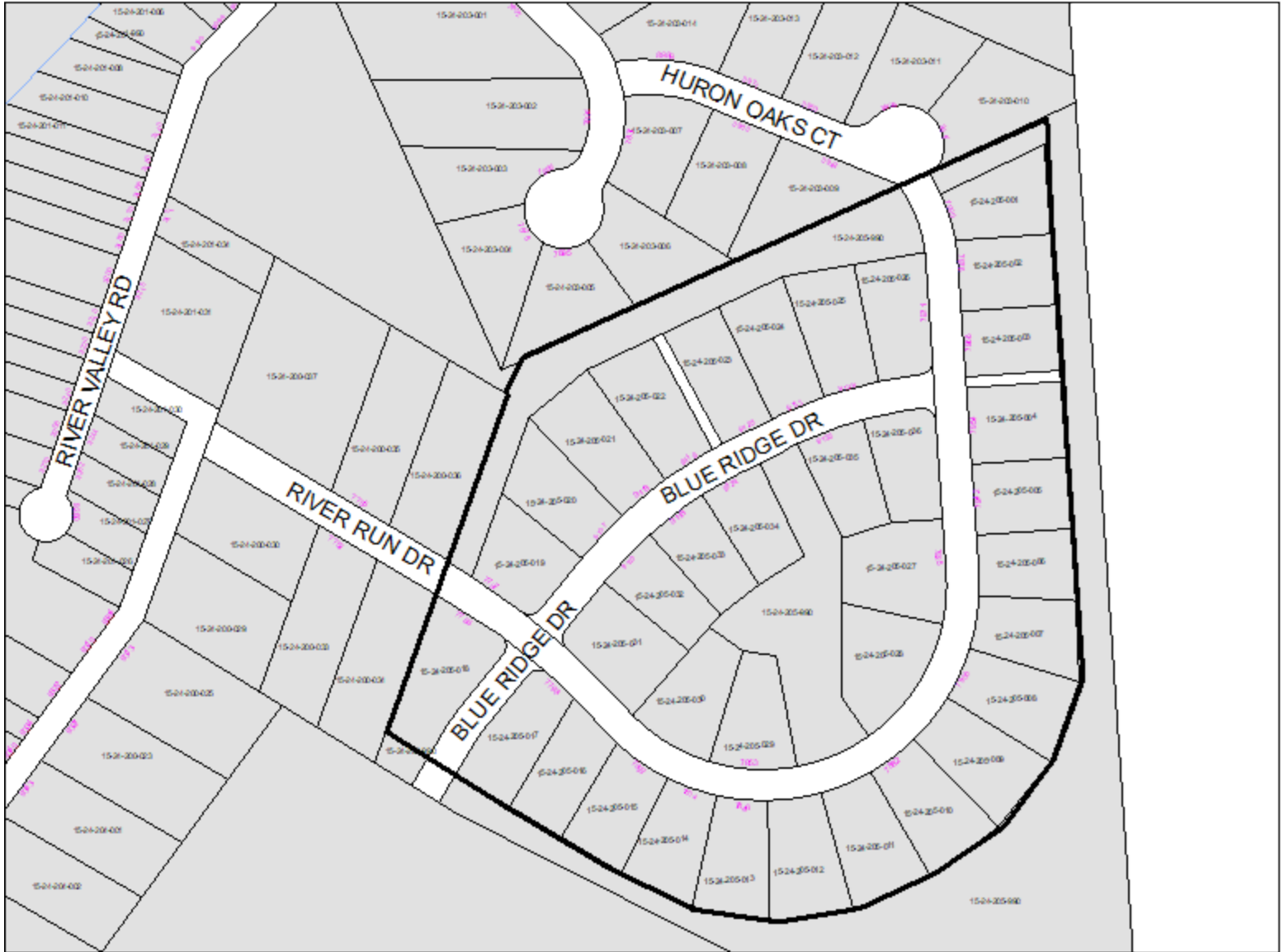


EXHIBIT B**FORM OF NOTICE OF PUBLIC HEARING**

Hamburg Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING
UPON SPECIAL ASSESSMENT ROLL FOR THE
RIVER RUN 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 RIVER RUN 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:

| | | | |
|---------------|---------------|---------------|---------------|
| 15-24-205-001 | 15-24-205-002 | 15-24-205-003 | 15-24-205-004 |
| 15-24-205-005 | 15-24-205-006 | 15-24-205-007 | 15-24-205-008 |
| 15-24-205-009 | 15-24-205-010 | 15-24-205-011 | 15-24-205-012 |
| 15-24-205-013 | 15-24-205-014 | 15-24-205-015 | 15-24-205-016 |
| 15-24-205-017 | 15-24-205-018 | 15-24-205-019 | 15-24-205-020 |
| 15-24-205-021 | 15-24-205-022 | 15-24-205-023 | 15-24-205-024 |
| 15-24-205-025 | 15-24-205-026 | 15-24-205-027 | 15-24-205-028 |
| 15-24-205-029 | 15-24-205-030 | 15-24-205-031 | 15-24-205-032 |
| 15-24-205-033 | 15-24-205-034 | 15-24-205-035 | 15-24-205-036 |

(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 5:30 p.m., local time on Tuesday, April 16, 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 (thirty) 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.

(5) The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

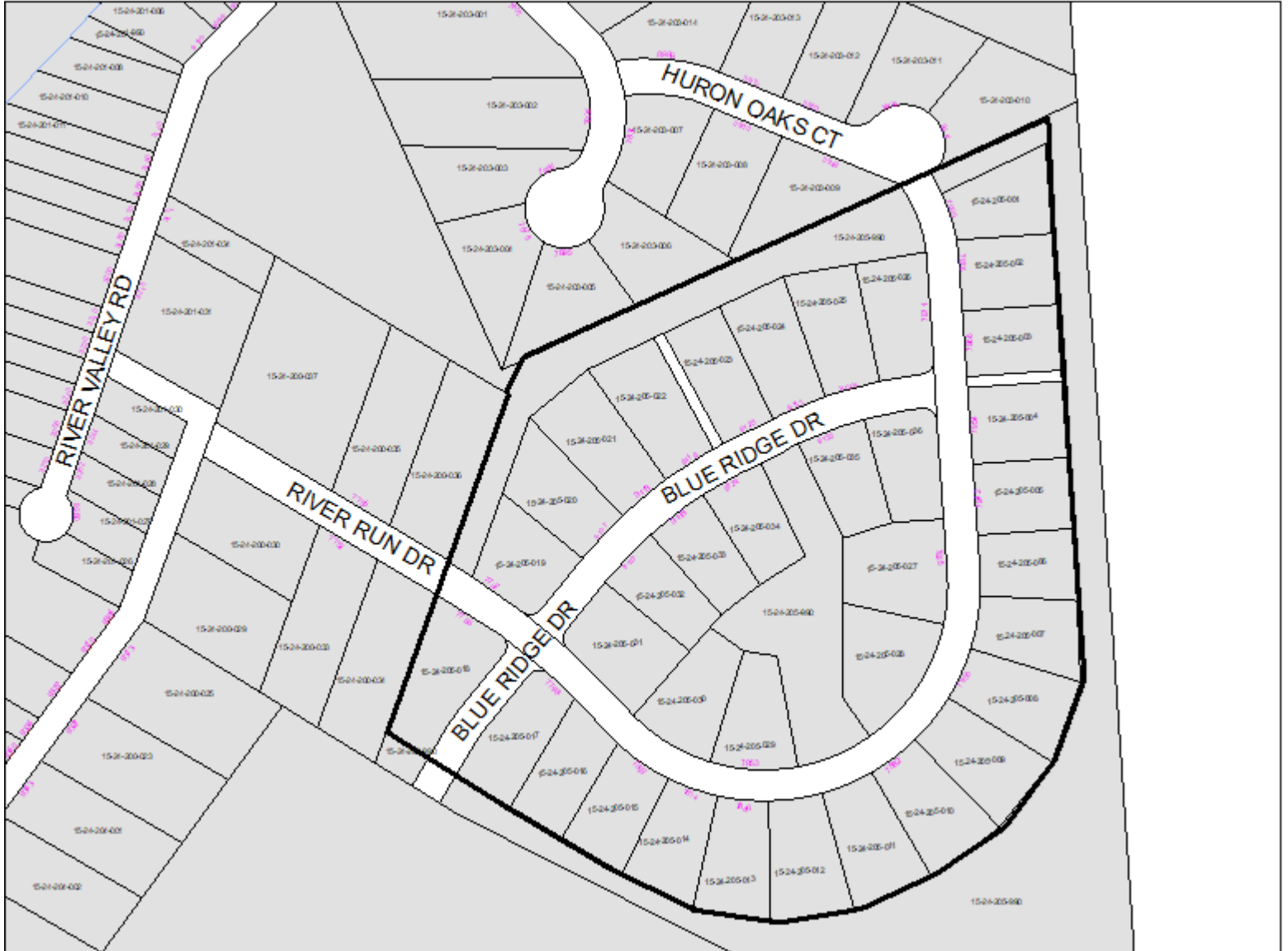
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment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

River Run Subdivision Road Improvement Project
Hamburg Township, Livingston County, Michigan



River Run Subdivision Road Improvement Project

Exhibit B, Page 3

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 April 3, 2024, 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 _____, 2024.

_____, Notary Public
 Livingston County, MI
 My commission expires: