
MARGARET DRIVE SAD 2ND PUBLIC HEARING

**Tuesday, March 19, 2024 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. Margaret Drive - Road Improvement SAD Second Public Hearing

CALL TO THE PUBLIC

BOARD COMMENTS

ADJOURNMENT



Township Board Cover Sheet

Margaret Drive – Road Improvement S.A.D. **Second Public Hearing to Establish S.A.D. &** **Resolution to Adopt Assessment Roll**

Information Packet:

Hamburg Township has received petitions from property owners requesting to establish a road improvement special assessment district for Margaret Drive for a 10-year period. After the first public hearing it was determined that there was enough support to proceed with establishing the S.A.D.

- The S.A.D shall be a funded through a bond sale that will pay for the road improvements through an annual assessment on the winter tax bills beginning December 1, 2024.

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

1. **Notice of Second 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. Supervisor's Assessment Roll Certification
- F. Proposed Special Assessment Roll for the Margaret Drive - Road Improvement S.A.D.

2. **Project Resolution:**

- **Resolution No. 5** – Resolution Confirming the Special Assessment Roll

NOTE: Property owners will have thirty (30) days to appeal their assessment with the Michigan Tax Tribunal once the Board confirms the Assessment Roll. The expiration date of the 30-day period to challenge the special assessment shall be **April 18th, 2024.**

Drafted: February 21st, 2024

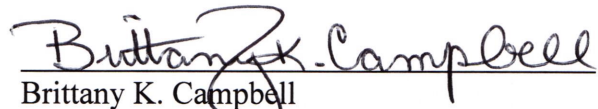


10405 Merrill Road ♦ P.O. Box 157
Hamburg, MI 48139
Phone: 810.231.1000 ♦ Fax: 810.231.4295
www.hamburg.mi.us

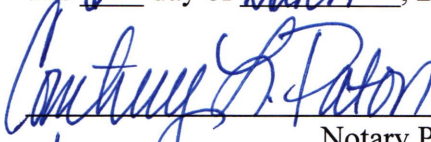
AFFIDAVIT OF MAILING

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 March 6, 2024, send by first-class mail, the **Margaret Drive - Road Improvement Special Assessment District** notice of second 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 Township Utilities Coordinator

Subscribed and sworn to before me
this 6th day of March, 2024.


_____, 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 01/17/2030
Acting in the County of Livingston

FAX (810) 231-4295
TELEPHONE: (810) 231-1000



Item 1.

P.O. Box 157
10405 Merrill Road
Hamburg, MI 48139

March 6th, 2024

Re: **Notice of Public Hearing**
Margaret Drive - Road Improvement Special Assessment District

Dear Property Owner,

The Hamburg Township Board of Trustees has scheduled the second public hearing for the Margaret Drive road improvement district to be held on Tuesday, **March 19th, 2024 at 6:30 p.m.** at the Township Offices located at 10405 Merrill Road to discuss the assessment roll to be adopted by the Board. The assessment roll lists those properties included in the special assessment district and the amount to be assessed.

Enclosed please find the notice of public hearing and a map of the proposed special assessment district. The special assessment roll for the District has been prepared and is now on file in the offices of the Township Clerk and the Utilities Coordinator. The Roll is available for public examination during regular business hours at the Township Hall. This hearing is being held for the purpose of confirming the Assessment Roll.

The amount of the special assessment is \$5,882.36 per parcel plus interest, the rate to be determined at the time the bonds to finance the project are sold. The district will run over a ten (10) year period with the annual assessment to be included on the property taxes beginning on December 1, 2024. The assessment charge will appear annually on the winter tax bill.

The owner or other person having an interest in property that is 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 must file an objection in writing with the Township Clerk, Michael Dolan, before the closing of the hearing. The deadline to file an appeal if the Board adopts the Assessment Roll at the March 19th, 2024 specially scheduled Board meeting is April 18th, 2024. For more information regarding the special assessment district please contact Brittany Campbell, at (810) 231-1000 Ext. 210 or via email at bcampbell@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 SPECIAL ASSESSMENT ROLL FOR THE MARGARET DRIVE 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 MARGARET DRIVE 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:

15-28-201-015	15-28-201-016	15-28-201-017	15-28-201-019
15-28-201-020	15-28-201-026	15-28-201-027	15-28-201-028
15-28-201-031	15-28-201-034	15-28-201-035	15-28-201-036
15-28-201-038	15-28-201-041	15-28-201-042	15-28-201-043
15-28-201-044			

(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, March 19, 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 and (2) must 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).

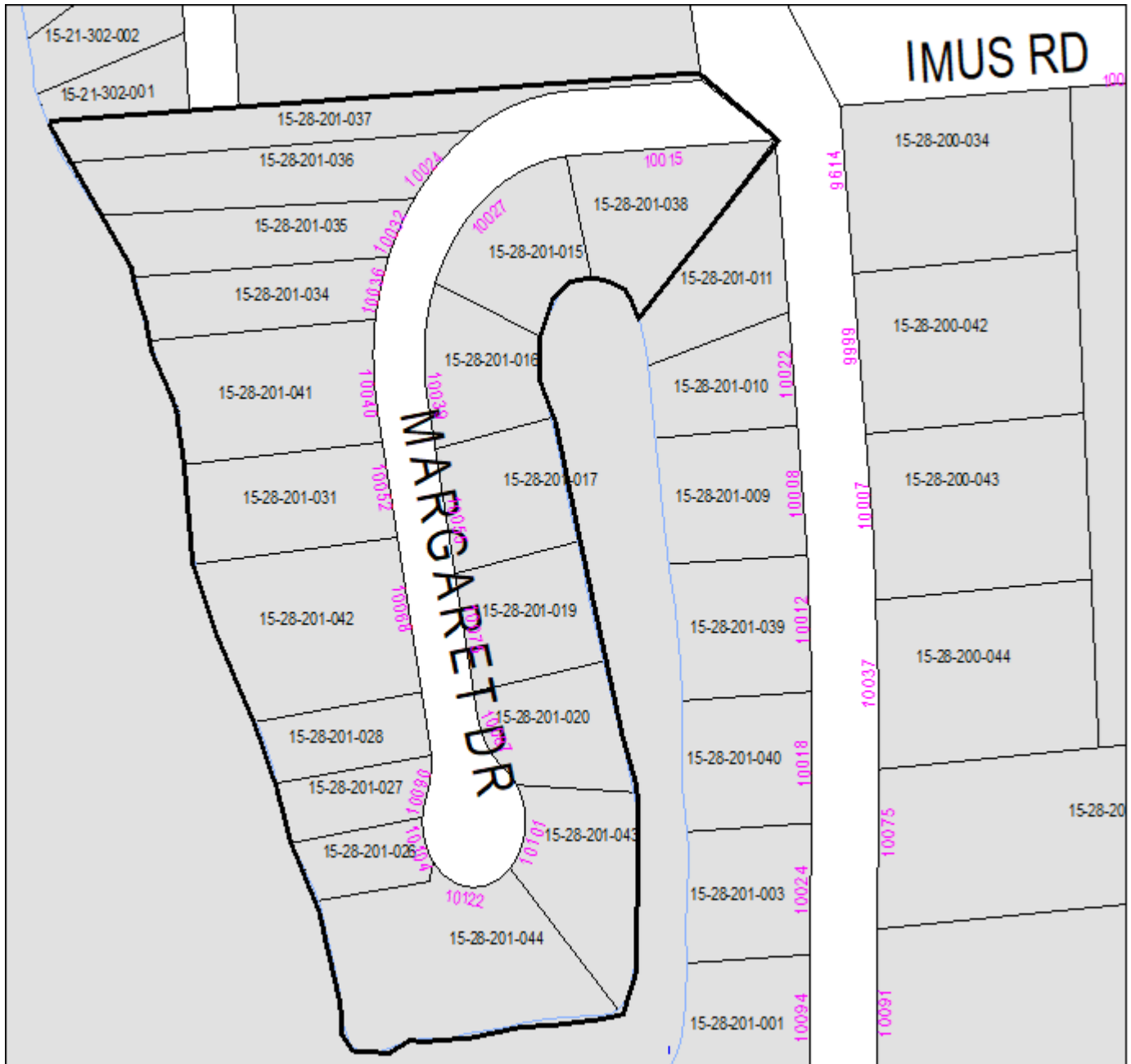
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment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

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

Dated: March 6th, 2024

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

Margaret Drive Road Improvement Project
Hamburg Township, Livingston County, Michigan



Margaret Drive Road Improvement Project

15-28-201-015
Dennis & Christine L. Wysocki
P.O. Box 552
Lakeland, MI 48143

15-28-201-016
Dennis & Christine L. Wysocki
P.O. Box 552
Lakeland, MI 48143

15-28-201-017
John & Kathy Brace
10055 Margaret Dr.
Pinckney, MI 48169

15-28-201-019
Lynn Saint-Onge
10075 Margaret Dr.
Pinckney, MI 48169

15-28-201-020
Betty A. Nagy
P.O. Box 832
Lakeland, MI 48143

15-28-201-026
Kathryn Rae Lawrence
10104 Margaret Dr.
Pinckney, MI 48169

15-28-201-027
Mooney Real Estate Holding
12 State Street
Detroit, MI 48226

15-28-201-028
Mooney Real Estate Holding
12 State Street
Detroit, MI 48226

15-28-201-031
Adele, Gary L. & Paul S. Kuch
23304 Edward Street
Dearborn, MI 48124

15-28-201-034
Joseph M. & Pamela L. Moorman
10036 Margaret Dr.
Pinckney, MI 48169

15-28-201-035
Joseph M. & Pamela L. Moorman
10036 Margaret Dr.
Pinckney, MI 48169

15-28-201-036
David & Marlene LaFollette
P.O. Box 566
Lakeland, MI 48143

15-28-201-037
Campbell Sub. HOA, G. & D. Kuch
1116 Beechmont
Dearborn, MI 48124

15-28-201-038
Raymond J. & Marie Roch
10015 Margaret Dr.
Pinckney, MI 48169

15-28-201-041
Stewart J. & Sarah Thornhill
1540 Edinborough Rd.
Ann Arbor, MI 48104

15-28-201-042
William J. & Nancy Laurain
P.O. Box 524
Lakeland, MI 48143

15-28-201-043
Jody A. Thompson
10101 Margaret Dr.
Pinckney, MI 48169

15-28-201-044
Albert S. & Sharon Wietecha
P.O. Box 745
Lakeland, MI 48143



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

SUPERVISOR'S CERTIFICATE
MARGARET DRIVE – ROAD IMPROVEMENT SAD

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 February 20th, 2024 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Margaret Drive 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: 2-21-2024

Patrick J. Hohl
Hamburg Township Supervisor

HAMBURG TOWNSHIP
MARGARET DRIVE ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-28-201-015	Dennis & Christine L. Wysocki P.O. Box 552 Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 16 & 17	\$ 361,082.00	Occupied	\$ 5,882.36
15-28-201-016	Dennis & Christine L. Wysocki P.O. Box 552 Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 18 & 19	229,047.00	Occupied	5,882.36
15-28-201-017	John & Cathy Brace 10055 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 20 & 21	607,776.00	Occupied	5,882.36
15-28-201-019	Lynn Saint-Onge 10075 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 22 & 23	419,914.00	Occupied	5,882.36
15-28-201-020	Betty A. Nagy P.O. Box 832 Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 24 & 25	346,878.00	Occupied	5,882.36
15-28-201-026	Kathryn Rae Lawrence 10104 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 31 & LOT 31R	578,369.00	Occupied	5,882.36
15-28-201-027	Mooney Real Estate Holding 12 State Street Detroit, MI 48226	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 32 & LOT 32R	210,622.00	Occupied	5,882.36
15-28-201-028	Mooney Real Estate Holding 12 State Street Detroit, MI 48226	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 33 & LOT 33R	81,292.00	Vacant	5,882.36

HAMBURG TOWNSHIP
MARGARET DRIVE 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
15-28-201-031	Adele A., Gary L., & Paul S. Kuch 23304 Edward Street Dearborn, MI 48124	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 37 & NLY 1/2 LOT 36	\$ 240,987.00	Occupied	\$ 5,882.36
15-28-201-034	Joseph M. & Pamela A. Moorman 10036 Margaret Drive Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 40	470,064.00	Occupied	5,882.36
15-28-201-035	Joseph M. & Pamela A. Moorman 10036 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 41	331,374.00	Occupied	5,882.36
15-28-201-036	David & Marlene LaFollette P.O. Box 566 Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOT 42	648,427.00	Occupied	5,882.36
15-28-201-038	Raymond J. & Marie Roch 10015 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 14 & 15	391,228.00	Occupied	5,882.36
15-28-201-041	Stewart J. & Sarah Thornhill 1540 Edinborough Rd. Ann Arbor, MI 48104	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 38 & 39	740,526.00	Occupied	5,882.36
15-28-201-042	William J. & Nancy Laurain P.O. Box 524 10068 Margaret Dr. Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 34 35 & SLY 1/2 LOT 36	698,974.00	Occupied	5,882.36
15-28-201-043	Jody A. Thompson 10101 Margaret Dr. Pinckney, MI 48169	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 26 & 27	569,838.00	Occupied	5,882.36

HAMBURG TOWNSHIP
MARGARET DRIVE 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
15-28-201-044	Albert S. & Sharon Wietecha P.O. Box 745 Lakeland, MI 48143	SEC 28 TIN R5E CAMPBELL SUBDIVISION LOTS 28 29 & 30	\$ 633,781.00	Occupied	\$ 5,882.36

Total Project Assessments: \$ 100,000.00

TOTAL ESTIMATED PROJECT COST: \$ 100,000.00

Resolution #5 – Margaret Drive 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, 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 CONFIRMING SPECIAL ASSESSMENT ROLL FOR THE MARGARET DRIVE ROAD IMPROVEMENT PROJECT

WHEREAS, the Township 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, through the Livingston County Road Commission, within the Township as described in Exhibit A (the “Project”);

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

WHEREAS, the Special Assessment District for the Project has been determined by the Township Board;

WHEREAS, the Township Board has directed the Township Supervisor to prepare the proposed Special Assessment Roll;

WHEREAS, the Township Supervisor has prepared the proposed Special Assessment Roll and has filed the proposed Special Assessment Roll with the Township Clerk;

WHEREAS, the Township Board has scheduled a public hearing on the proposed Special Assessment Roll and notice of the hearing has been properly provided; and

WHEREAS, the Township Board conducted the public hearing on the proposed Special Assessment Roll on March 19, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Roll Confirmation. In accordance with Act No. 188, Michigan Public Acts of 1954, as amended, and the laws of the State of Michigan, the Township Board hereby confirms the Special Assessment Roll for the Hamburg Township Margaret Drive – Road Improvement Special Assessment District (the “Roll”). The estimated cost of the Project is subject to quarterly periodic redetermination of costs, without further notice, pursuant to MCL 41.724(4).

2. Future Installments – Principal. The Township Board determines that each Special Assessment may be paid in 10 equal installments. The first installment shall be due on December 1, 2024. Each subsequent installment shall be due at intervals 12 months from the due date of the first installment.

3. Future Installments – Interest. All unpaid installments shall bear interest, payable annually on each installment due date, at a rate equal to one percent (1%) above the average interest rate on the Township Bonds sold to finance the Project. Interest on such unpaid installments shall accrue from the first day of the month in which interest starts to accrue on such Township bonds.

4. Warrant. The Township Clerk is hereby directed to attach a warrant (in the form of Exhibit B to this resolution) to the Roll and to deliver such warrant and the Roll to the Township Treasurer, who shall thereupon collect the special assessments in accordance with the terms of this Resolution, the Township Clerk’s warrant and the statutes of the State of Michigan.

5. Ratification of Notice. The form and content of the notice published and mailed to property owners in the Special Assessment District by the Township Clerk with respect to the public hearing held on March 19, 2024 and all action of Township officials in scheduling such hearing, are hereby approved, ratified and confirmed.

6. Inconsistent Prior Resolutions. All previously adopted resolutions that are in conflict with this resolution are replaced to the extent of such conflict.

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

YES: _____

NO: _____

ABSENT: _____

Resolution declared _____.

CLERK'S CERTIFICATE

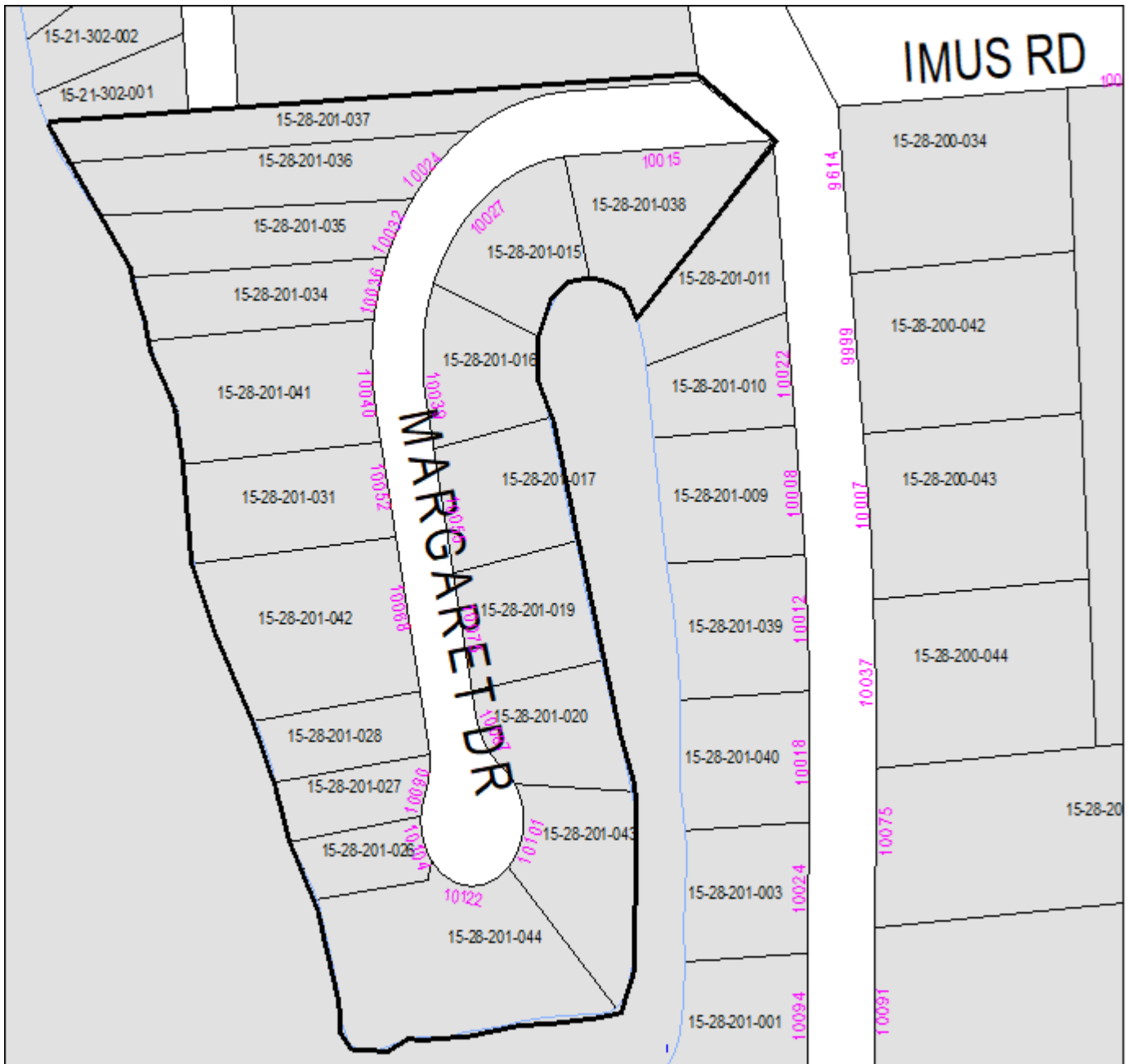
The undersigned, being the Clerk of the Township, hereby certifies that (1) the foregoing is a true and complete copy of a resolution duly adopted by the Township Board at a regular meeting at which meeting a quorum was present and remained throughout, (2) the original thereof is on file in the records 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, 1976, 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 will consist of milling the existing 0.16 miles of hot mix asphalt (HMA) and re-paving in two lifts over the prepared surface resulting in 4.0" of new HMA on the road. The project shall also include subgrade undercutting, restoration, and driveways as needed to match the new elevation of the road. The street rehabilitation shall serve the properties in the Margaret Drive area of the Township that are within the boundaries indicated on the attached map, along with all necessary construction, drainage and restoration for such project.

Margaret Drive Road Improvement Project
Hamburg Township, Livingston County, Michigan



FAX (810) 231-4295
TELEPHONE: (810) 231-1000



Item 1.

P.O. Box 157
10405 Merrill Road
Hamburg, MI 48139

EXHIBIT B

WARRANT

TO: Treasurer
Hamburg Township
Livingston County, Michigan

I certify that attached to this Warrant is a true copy of the Special Assessment Roll confirmed by the Township Board of the Township of Hamburg on March 19, 2024 (the “Confirming Resolution”). You are hereby directed to proceed to collect the amounts due on such roll in accordance with this Warrant, the Confirming Resolution and the statutes of the State of Michigan.

Michael Dolan
Hamburg Township Clerk