



Township Board Cover Sheet

Forest Creek Court – 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 Forest Creek Court 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 Forest Creek Court - 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 **February 15th, 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 January 3, 2024, send by first-class mail, the **Forest Creek Court - 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
Brittany K. Campbell
Hamburg Township Utilities Coordinator

Subscribed and sworn to before me
this 3rd day of January 2024.

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 01/17/2030
Acting in the County of Livingston

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



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

January 3rd, 2024

Re: **Notice of Public Hearing**
Forest Creek Court - Road Improvement Special Assessment District

Dear Property Owner,

The Hamburg Township Board of Trustees has scheduled the second public hearing for the Forest Creek Court road improvement district to be held on Tuesday, **January 16th, 2024 at 6:00 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 \$14,160.15 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 January 16th, 2024 specially scheduled Board meeting is **February 15th, 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

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



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

NOTICE OF PUBLIC HEARING

Hamburg Township
Livingston County, Michigan

NOTICE OF PUBLIC HEARING UPON SPECIAL ASSESSMENT ROLL FOR THE FOREST CREEK COURT 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 FOREST CREEK COURT 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:

15-25-401-001	15-25-401-002	15-25-401-003	15-25-401-004
15-25-401-005	15-25-401-006	15-25-401-007	15-25-401-008
15-25-401-009	15-25-401-010	15-25-401-011	15-25-401-012
15-25-401-013	15-25-401-014	15-25-401-015	15-25-401-016

(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 6:00 p.m., local time on Tuesday, January 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 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 before the close of the hearing.

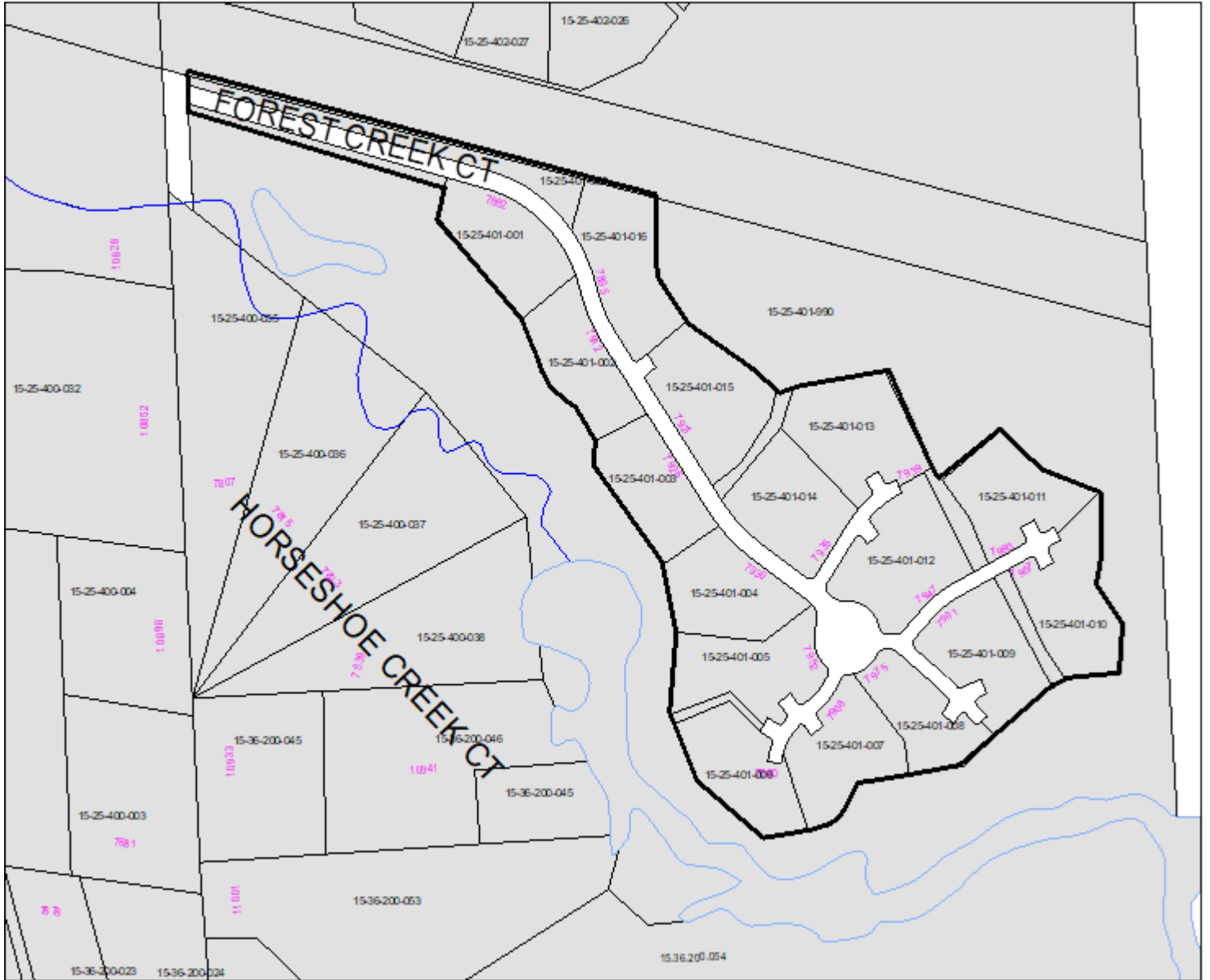
The Township Board will maintain a record of the persons who appear and protest at the hearing. If the hearing is terminated or adjourned for the day before a party is provided the opportunity to be heard, a party whose appearance was so recorded shall be considered to have protested the special assessment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

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

Dated: January 3rd, 2024

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

Forest Creek Court Road Improvement Project
Hamburg Township, Livingston County, Michigan



Forest Creek Court Road Improvement Project

15-25-401-001
Michael & Nancy Sauve
7882 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-002
Randolph & Mary Penner
7912 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-003
Matthew G. & Sheena Dicosola
7926 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-004
Erin J. & Steve Gottbreht
7930 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-005
Michael Partlow
7952 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-006
Jeffrey & Lisa Wack
P.O. Box 325
Hamburg, MI 48139

15-25-401-007
Reyne Meah
7968 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-008
Gregory & Darlynn Hall
7975 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-009
Brandi F. & Samuel S. Guyton
7981 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-010
Timothy & Consolacion Marshall
7987 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-011
Theodore & Lori Nickels
7993 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-012
James K. & Janet L. Neff
7947 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-013
Chris & Susan Roebuck
7939 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-014
Amanda Hendee
7935 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-015
Chad & Lindsey Atwell
7921 Forest Creek Ct.
Whitmore Lake, MI 48189

15-25-401-016
Michael T. & Kelly L. Horvath
7895 Forest Creek Ct.
Whitmore Lake, MI 48189



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SUPERVISOR'S CERTIFICATE
FOREST CREEK COURT – 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 December 19th, 2023 (the “Resolution”) certify that (1) the attached special assessment roll for the Hamburg Township Fox Creek Court 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: 1-2-2024

Patrick J. Hohl
Hamburg Township Supervisor

HAMBURG TOWNSHIP
FOREST CREEK COURT ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
EXHIBIT "B"

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-401-001	Michael & Nancy Sauve 7882 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 1	\$ 356,686.00	Occupied	\$ 14,160.15
15-25-401-002	Randolph & Mary Penner 7912 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 2	318,159.00	Occupied	14,160.15
15-25-401-003	Matthew G. & Sheena Dicosola 5656 Lawrence Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 3	375,367.00	Occupied	14,160.15
15-25-401-004	Erin J. & Steve Gottbreht 7930 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 4	487,229.00	Occupied	14,160.15
15-25-401-005	Michael Partlow 5556 Lawrence Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 5	381,420.00	Occupied	14,160.15
15-25-401-006	Jeffrey & Lisa Wack P.O. Box 325 Hamburg, MI 48139	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 6	439,301.00	Occupied	14,160.15
15-25-401-007	Reyne Meah 7968 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 7	456,313.00	Occupied	14,160.15
15-25-401-008	Gregory & Darlynn Hall 7975 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM	421,865.00	Occupied	14,160.15

HAMBURG TOWNSHIP
FOREST CREEK COURT ROAD IMPROVEMENT PROJECT
 PROPOSED SPECIAL ASSESSMENT ROLL
 JANUARY 16, 2024

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
15-25-401-009	Brandi F. & Samuel S. Guyton 7981 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 9	\$ 432,742.00	Occupied	\$ 14,160.15
15-25-401-010	Timothy & Consolacion Marshall 7987 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 10	367,233.00	Occupied	14,160.15
15-25-401-011	Theodore & Lori Nickels 7993 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 11	360,072.00	Occupied	14,160.15
15-25-401-012	James K. & Janet L. Neff 7947 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 12	439,846.00	Occupied	14,160.15
15-25-401-013	Chris & Susan Roebuck 7939 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 13	342,201.00	Occupied	14,160.15
15-25-401-014	Amanda Hendee 7935 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 14	402,995.00	Occupied	14,160.15
15-25-401-015	Chad & Lindsey Atwell 7921 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 15	394,220.00	Occupied	14,160.15
15-25-401-016	Michael T. & Kelly L. Horvath 7895 Forest Creek Ct. Whitmore Lake, MI 48189	SEC 25 T1N R5E BROOKVIEW CONDOMINIUM UNIT 16	358,870.00	Occupied	14,160.15

HAMBURG TOWNSHIP
FOREST CREEK COURT ROAD IMPROVEMENT PROJECT
PROPOSED SPECIAL ASSESSMENT ROLL
JANUARY 16, 2024

Tax I.D. #	Property Owner Name & Address	Legal Description	True Cash Value	Vacant/Occupied	Assessment
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Total Project Assessments: \$ 226,562.50

TOTAL ESTIMATED PROJECT COST: \$ 226,562.50

Resolution #5 – Forest Creek Court 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, January 16th, 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 FOREST CREEK COURT ROAD IMPROVEMENT PROJECT**

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 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 January 16, 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 Forest Creek Court – Road Improvement Special Assessment District (the “Roll”).

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 Clerk’s warrant and the statues 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 January 16, 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

Road improvements shall include pulverizing the existing asphalt into a useable base, removal of the excess material and grading and compacting the existing aggregate base. The Contractor shall furnish and install asphalt in 2 lifts; consisting of a 2.0" 4 EMI Tier II and a 2.0" 5 EML Tier I HMA (hot mix asphalt) layer leaving a 4.0" final compacted thickness. Contractor shall also place a MDOT SS-1H emulsion course (tack coat) between the layers of the HMA, approximately 1,027 tons, with the asphalt to be compacted using an oscillatory and/or vibratory roller. All work shall be completed as quoted. The street rehabilitation shall serve the properties within the Township located along Forest Creek Court that are within the boundaries indicated on the attached map.

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



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 January 16, 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