

SEPTEMBER 20, 2016

NAME PROPERTY ADDRESS
ADDRESS PROPERTY NUMBER
CITY ST ZIP

NOTICE OF HEARING ON SPECIAL ASSESSMENT

Dear Property Owner:

The Muskegon City Commission is considering the creation of a special assessment district that would assess your property for LED street lighting upgrades:

The proposed special assessment district will be for all eligible tax parcels located in the **City of Muskegon** with a State Equalized Value of one thousand dollars (\$1,000) and above at the time the assessment roll is approved.

It is proposed that all of the above LED street light conversion costs will be paid by special assessment against properties in the aforementioned district. Following are conditions of the proposed special assessment which are important to you:

Public Hearings

An initial public hearing for the creation of the special assessment district will be held at the City of Muskegon City Commission Chambers on OCTOBER 11, 2016 at 5:30 P.M. Affected property owners are encouraged to appear at this hearing, either in person, or by agent. Property owners may also express their approval or objection concerning the proposed special assessment in writing by returning the enclosed Hearing Response Card to the City Clerk. Written objections or appearances must be made at or prior to the hearing. **THE SPECIAL ASSESSMENT WILL BE EITHER CREATED OR NULLIFIED AT THIS HEARING, SO IT IS IMPORTANT FOR YOU TO EITHER RETURN THE RESPONSE CARD OR COMMENT AT THIS HEARING.**

A second public hearing will be held to confirm the special assessment roll after the project is under way. You will be mailed a separate notice for the second hearing. At this second hearing, the special assessment costs will be spread to the affected properties accordingly. **YOU HAVE A RIGHT TO PROTEST YOUR ASSESSMENT AMOUNT EITHER IN WRITING**

OR IN PERSON AT THIS HEARING AS WELL. IF THE SPECIAL ASSESSMENT ROLL IS CONFIRMED AT THE SECOND HEARING, YOU WILL HAVE THIRTY (30) DAYS FROM THE DATE OF CONFIRMATION OF THE ROLL TO FILE A WRITTEN APPEAL WITH THE MICHIGAN STATE TAX TRIBUNAL. HOWEVER, UNLESS YOU PROTEST AT ONE OF THE PUBLIC HEARINGS, EITHER IN PERSON, BY AGENT, OR IN WRITING, AS DESCRIBED ABOVE, YOUR RIGHT TO APPEAL TO THE MICHIGAN TAX TRIBUNAL WILL BE LOST.

By City Charter, if the owners of more than one-half of the properties being assessed formally object to the assessment in writing at or before the hearing, the improvements cannot be made unless the City Commission votes unanimously that the safety or health of the public necessitates the special assessment.

Estimated Costs

It is hereby determined that, based on the estimates of cost for street lights, the City will assess **\$188.50** per parcel with a state equalized value of over \$1,000 at the time the assessment roll is approved, including all City owned parcels, payable in ten (10) equal installments commencing with the Winter 2016 tax bill, which means that approximately 100% of the cost of the LED street lighting upgrade will be paid by special assessments.

Please convey your support or opposition by returning the enclosed hearing response card indicating your preference or doing so at the scheduled public hearing. If you would rather use email, you can scan or photograph your response card and send to LED@shorelinecity.com. However, if you intend to appeal the assessment to the Michigan Tax Tribunal, you must either return the hearing response card or attend one of the public hearings and voice your opposition.

Your views are important to the City and to your neighbors. Additional information, including preliminary project plans and cost estimates, will be available online at www.shorelinecity.com/LED and in the City Clerk's Office located on the first floor of City Hall. Regular business hours are from 8:30 A.M. to 5:00 P.M. Monday through Friday except holidays.

Sincerely,

Kenneth D. Grant
City Treasurer
231-724-1196