



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

Coleman A. Young Municipal Center Phone 313•224•3011
2 Woodward Avenue, Suite 824 Fax 313•224•9400
Detroit, Michigan 48226 www.detroitmi.gov

June 7, 2023

The Honorable Detroit City Council
Coleman A Young Municipal Center
Detroit MI 48226

Re: Request to hold a hearing before The Budget, Finance, and Audit Standing Committee to renew the existing Special Assessment District for Palmer Woods.

Honorable Detroit City Council

The provisions of the Home Rule Act, Act 279 of 1909, as amended, being (MCL) 117.51, allows a city with a population of more than 600,000 to, by ordinance, provide a procedure to finance by special assessment the provisions by private contractors of snow removal from streets, mosquito abatement, and security services.

Detroit City Code Sec 44-3-212 states (in part) the following:

Notice of the public hearing shall be given in accordance with the Michigan Notice of Special Assessment Hearing Act, being MCL 211.74 *et seq*, and shall also be published in a newspaper of general circulation at least five days prior to the date fixed for the hearing.

Detroit City Code Sec 44 -3 -221 states (in part) the following:

When a designated neighborhood improvement organization wishes to continue an existing special assessment district beyond its term, it must take action to continue the special assessment district for an additional term in the same manner that a special assessment district is created pursuant to this division. To avoid a lapse in services, a designated neighborhood improvement organization may begin petitioning to initiate an additional term of a special assessment district prior to the expiration of the existing term subject to the requirements Section 44 -3 193(c) of this Code regarding the validity of signatures.

At the hearing, the Budget, Finance, and Audit Standing Committee shall receive public comment regarding the renewal of the special assessment district. Notice of the hearing before the Budget, Finance, and Audit Standing Committee of the Detroit City Council shall be provided as set forth in Subsection (a) of this section. After considering further comments at this hearing related to the renewal of the special assessment district the Budget, Finance, and Audit Standing Committee of Detroit City Council may revise the terms of the special assessment district.



Honorable City Council

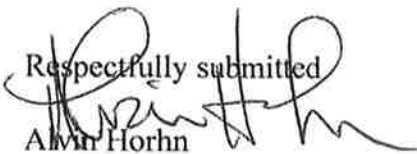
Request to hold hearing before the Budget, Finance, and Audit Standing Committee to renew the existing Special Assessment District for Palmer Woods

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The Office of the Chief Financial Officer – Office of the Assessor respectfully request that this honorable body set a date for a hearing before The Budget, Finance, and Audit Standing Committee of Detroit City Council to consider the renewal of a Special Assessment District for the Palmer Woods.

Respectfully submitted


Alvin Horhn

Deputy CFO/Assessor



WHEREAS, pursuant to the provisions of the Home Rule City Act, Act 279 of 1909, as amended, being MCL 117.5i (the act), a request to create a Special Assessment District (SAD) has been received; and

WHEREAS, a city with a population of more than 600,000 may provide by ordinance a procedure to finance by special assessments the provision by private contractors of snow removal from streets, mosquito abatement, and security services. The ordinance shall authorize the use of petitions to initiate the establishment of a special assessment district. The record owners of not less than 51% of the land comprising the actual SAD must have signed the petitions.

WHEREAS, the City of Detroit has amended Chapter 18, Article XII of the 1984 Detroit City Code, by adding

Division 7, "Special Assessments for Snow Removal, Mosquito Abatement, and Security Services",

Subdivision A, "General Matters", Sections 18-12-120 to 18-12-123, Subdivision B, "Petition",

Sections 18-12-125 to 18-12-128, Subdivision C, "Establishment of District and Assessment",

Sections 18-12-130 to 18-12-142, and Subdivision D, "Contracting for Provision of Services",

Sections 18-12-145 to 18-12-146, to specifically implement the provisions of Section 5i of the Home Rule City Act, MCL 117.5i, which grants the power to "provide by ordinance a procedure to finance by special assessments the provision by private contractors of snow removal from streets, mosquito abatement, and security services [and] authorize the use of petitions to initiate the establishment of a special assessment district."; and

Section 44-3-222 "Continuation of special assessments district upon expiration of term".

WHEREAS, The Palmer Woods Association, acting as the Designated Neighborhood Improvement Organization (DNIO), is proposing to renew a SAD for the benefit of all Tax Parcels for which a Tax Parcel Share is assessed the services of:

1. Snow removal from streets, which may include the portion designed for vehicular travel, the portion designed for pedestrian travel, or both.
2. Mosquito abatement; and
3. Security Services; and

WHEREAS, The Office of the Chief Financial Officer – Office of the Assessor, as the Administering Department, certifies that the Palmer Woods has submitted petitions in compliance with MCL 117.5i, containing the signatures of at least 51% of the property owners in the designated area in support of the renewal of a SAD, and that at least 51% of the property owners are current with their property taxes as of December 31, 2022



WHEREAS, the Office of the Chief Financial Officer – Office of the Assessor has verified the validity of the petition and any other information that the Administering Department deems appropriate; and

WHEREAS, the proposed estimate of the cost of the services is \$ 225,000, which equates to approximately \$495/parcel; and

WHEREAS, the City Council hereby preliminarily finds that the tax parcels will be benefited by an amount proportionate to the tax parcel share; and

WHEREAS, the term of the SAD is seven (7) years beginning in 2024; and

WHEREAS, due to the nature of the services being provided, a periodic redetermination of the cost will be necessary without a change in the SAD boundaries; that redetermination of the cost will occur in April of each year; and

WHEREAS the services to be provided are an extension or expansion to services already provided by the City of Detroit and are not a replacement for existing City-provided services; and

WHEREAS, the revised assessed cost may exceed by up to 15% the original assessed cost included in the resolution approving the district without further notice to residents in the SAD and

WHEREAS, The Office of the Assessor request that a public hearing be scheduled before a session of the Budget, Finance, and Audit Standing Committee of The Detroit City Council on the issue of renewing the Special Assessment District for the Palmer Woods Area constant with the provisions of the Home Rule City Act, Act 279 of 1909, as amended, being MCL 117.5i and Chapter 18, Article XII of the 1984 Detroit City Code, “Special Assessments for Snow Removal, Mosquito Abatement, and Security Services” along with Section 44-3-221 “Continuation of special assessment district upon expiration of term”.

NOW BE IT RESOLVED that a Public Hearing shall be scheduled before a session of the Budget, Finance, and Audit Standing Committee of The Detroit City Council regarding the renewal of a Special Assessment District for the Palmer Woods Association in the City of Detroit