



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

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May 12, 2022

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

Re: Request Hearing To Establish A Special Assessment District for the University
District Area

Honorable Detroit City Council:

The provision 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.

In addition, Detroit City Code Sec 44-3-212 states the following:

Upon receipt of the report and tentative assessment roll from the Office of the Chief Financial Officer – Office of the Assessor, the City Council shall adopt a resolution fixing the time and place of a public hearing. 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.

At the hearing, the City Council shall receive public comment regarding the establishment of the special assessment district. Where, after the hearing, the City Council is not satisfied that the proposed special assessment district is consistent with the purposes and requirements of this division, the Body may vote at the hearing to revise the proposed special assessment district, in which case a second public hearing shall be scheduled as soon as practicable, but no later than 60 days after the first hearing. Notice of the second hearing shall be provided as set forth in Subsection (a) of this section. After considering further comments at the second hearing related to the establishment of the special assessment district the City Council may revise the terms of the special assessment district.

At this time, the Office of the Assessor respectfully asks this honorable body to set a time for a public hearing to discuss the matter of a special assessment district for the University District Area.

Respectfully submitted,

Alvin Horhn

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

WHEREAS, University District Homeowners Association, acting as the Designated Neighborhood Improvement Organization (DNIO), is proposing to create 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 University District Association 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 creation of a SAD, and that at least 51% of the property owners are current with their property taxes as of December 31, 2021.

WHEREAS, the Office of the Chief Financial Officer – Office of the Assessor has previously provided to the Detroit City Council a report verifying the validity of the petition and any other information that the Administering Department deems appropriate; and



WHEREAS, the boundaries of the proposed SAD. Includes the residential properties located in the University District. Beginning at the intersection of the south line of 7 Mile Rd (86 feet wide) and the east line of Livernois Ave (120 feet wide), thence southerly along said east line of Livernois to the north line of McNichols Rd (66 feet wide), thence easterly along said north line of McNichols to the west line of Parkside Ave (60 feet wide), thence northerly along said west line of Parkside to the south line of said 7 Mile Rd, thence westerly along said south line of 7 Mile to the Point of Beginning.

WHEREAS, the proposed estimate of the cost of the services is \$200,000, which equates to approximately \$175/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; 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 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 the Budget, Finance, and Audit Standing Committee of Detroit City Council on the issue of establishing a Special Assessment District for the University District 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”

NOW BE IT RESOLVED that a Public Hearing shall be scheduled before the Budget, Finance, and Audit Standing Committee of Detroit City Council regarding the establishment of a Special Assessment District for the University District Area in the City of Detroit.