



CITY OF ROMULUS
CITY COUNCIL
PUBLIC HEARING NOTICE
SPECIAL ASSESSMENT DISTRICT

The Romulus City Council, finding a need to enhance and improve the medians, etc. along Merriman (Flynn Drive north to approximately 7575 Merriman), Wickham (Merriman to Wick), Wick (Wickham to Vining), Vining (I94 to Ecorse), and Smith (Vining to Merriman), has scheduled a public hearing to be held **Monday, July 22, 2024 at 7:00 p.m. (EST)**, in the Romulus City Hall Council Chambers, 11111 Wayne Road, Romulus, Michigan 48174-1485. The purpose of the public hearing is to hear comments on the proposed special assessment roll..

The special assessment will be for continued maintenance and landscape improvements. This is an ongoing special assessment with increases limited to the rate of inflation as determined annually by the State of Michigan Department of Treasury.

The Romulus Code of Ordinances (31-3) states, "The notice of hearing shall include a statement that appearance and protest at the hearing is required in order to appeal the amount of any special assessment, and shall describe the manner of making any protest".

In accordance with Public Act 64 of 1989, "the owner or any person having an interest in the real property may file a written appeal of the special assessment with the state tax tribunal within 30 days after the confirmation of the special assessment roll *if that special assessment was protested at the hearing held for the purpose of confirming the roll*".

THIS IS AN OPEN MEETING

You must either appear in person at the public hearing or notify the City Clerk's Office in writing no later than 12:00 noon, Monday, July 22, 2024 in order to reserve your right to protest the amount of the special assessment.

This notice is posted in compliance with PA 167 of 1976 as amended (Open Meetings Act), MCLA 41.72a (2) (3) and the Americans with Disabilities Act. (ADA).

Individuals with disabilities requiring aids or services should contact the City of Romulus Clerk's office by writing or calling City Clerk Ellen L. Craig-Bragg, Clerk, 11111 Wayne Road, Romulus, MI 48174; 734-942-7540. A copy of this notice is on file in the office of the City Clerk.

Ellen L. Craig-Bragg, MMC, Clerk
City of Romulus, Michigan
Publish: July 4, 2024



City Council Special Meeting

Public Hearing Agenda

July 22, 2024

7:00 PM

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: Merriman, Wickham, Wick, Smith & Vining Roads Enhancement District
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing



MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D'Sjonaun Hockenhull, Deputy City Clerk
Date: July 19, 2024
Re: Special Meetings

There are two (2) special meetings scheduled for Monday, July 22, 2024:

- | | | |
|---------------------|-----------------------|--------------------------|
| 1. 6:30 p.m. | Closed Session | Personnel Matters |
| 2. 7:00 p.m. | Public Hearing | Merriman SAD |



MEMORANDUM

DATE: June 13, 2024

TO: Ellen Craig-Bragg, City Clerk

FROM: Julie Albert, Director of Assessing & Financial Services

SUBJECT: **City Council Agenda item for June 24, 2024**
Special Assessment District (SAD): Merriman, Smith, Wick, Wickham & Vining
Enhancement project

In accordance with Romulus Code of Ordinances Chapter 50, the first step in the Special Assessment process is for City Council to “determine the need” for the special assessment. This resolution was approved by City Council on May 13, 2024.

The second step in the SAD process was to hold a public hearing to hear taxpayers’ comments. That public hearing was held on May 28, 2024.

The third step in the process was for City Council to pass a resolution to direct the City Assessor to prepare the proposed special assessment roll for the Merriman, Smith, Wick, Wickham & Vining Enhancement project. This resolution was approved by City Council on May 28, 2024.

Step four requires that City Council hold a public hearing to hear objections to the proposed special assessment roll/costs. Therefore, I respectfully request that the Romulus City Council approve the following request:

To schedule a public hearing to be held in the Romulus City Hall Council Chambers, 11111 Wayne Road, Romulus, Michigan 48174 on Monday, July 22, 2024 at 7:00 pm for the purpose of discussing and hearing any objections to the proposed special assessment roll.

Taxpayers in the special assessment district will be notified by mail of the public hearing and it will be published in the newspaper.

Following this public hearing the final step is for City Council to pass a resolution:
To confirm and certify the proposed special assessment roll for the Merriman, Smith, Wick, Wickham & Vining Enhancement project.

Please contact Kevin Krause at (734)955-4547 or Julie Albert at (734)942-7520 if you have any questions.

CITY OF ROMULUS
MERRIMAN, WICKHAM, WICK, SMITH, & VINING ROADS ENHANCEMENT PROGRAM
JULY 2024

The Enhancement Project

The enhancement project is an operational and maintenance special assessment program proposed for ongoing maintenance. The project boundaries are:

Merriman Road medians from the commercial development on the north (i.e American's Best Value Inn & Leonardo's Plaza) to the I-94 interchange

Wickham Road from Merriman south to Wick (including the pocket park)

Wick Road from Wickham to Vining including the median immediately west of that intersection

Vining Road medians from the I-94 interchange to Ecorse Road

Smith Road median from Vining to Merriman

The enhancement project consists of streetscape and image improvements including landscape maintenance and restoration such as all mowing, edging, mulch. raking, insect control, fertilizing, pruning, irrigation, reseeding, leaf removal, litter removal, spring and fall cleanup, sweeping and blowing all streets during spring, summer and fall.

Quotes have been obtained and are projected as follows:

Annual landscape maintenance:	\$105,000
Christmas/Special Event lighting:	\$8,000
Banners (annual):	\$4,000
American flag maint/replacement lease:	\$3,500
Pocket park renovation & maint:	\$10,000
Bench/garbage can install/maint:	\$3,000
SAD garbage can service 12 mos:	\$3,500
Merriman electric/water (existing):	\$12,000
Contingency (10%):	<u>\$15,000</u>
	\$164,000

It is proposed that in order to guarantee total participation of all benefitting properties that the City of Romulus renew and expand a Special Assessment District (SAD) to be known as the "Merriman, Wickham, Wick, Vining, and Smith (MWWVS) Improvement and Maintenance SAD".

Project Costs

The projected costs for the first full year (2025) for maintenance and operations are \$164,000. It is proposed that all properties that benefit from the program would pay an

apportioned amount based on a street frontage linear foot method. Costs would be assessed to each property based on the amount of linear footage. There exists a total linear footage measured on both sides of the roads identified above of 42,102.74 linear and assessable feet.

Property Owner Costs

Costs from year to year would be adjusted only if there are increases in costs associated with increases in bid/contract costs.

The SAD would be set up so that annually the amount of the assessment would be included on the winter tax bill sent to each property owner on or before December 1st and payable on or before February 14th of each tax year to commence with the winter 2024 tax collection.

Special Assessment Hearing/Procedures

Under both the City Charter and state law, two public hearings before the Romulus City Council are required in order to implement the program outlined here in. The first public hearing called the “hearing of determination” was held on May 28, 2024. The second public hearing called the “hearing on the proposed special assessment roll” is scheduled for July 22, 2024.

Please contact Kevin Krause at (734) 955-4577 or kkrause@romulusgov.com if you have any questions.

Taxpayer		Parcel Number	Front Footage	Zoning	\$ 164,000.00	Merriman SAD (current levy)
METRO WORLD CENTRE LTD		80 033 99 0001 704	894.35	RC/PDA	\$3,483.70	
METRO WORLD COMMERCE CENTER LLC		80 033 99 0003 702	2,210.54	RC/PDA	\$8,610.57	
METRO WORLD COMMERCE CENTER NW LLC		80 036 99 0005 703	1,658.22	RC-REG	\$6,459.15	
AMERICA'S BEST VALUE INN		80 037 99 0027 707	202.62	RC-REG	\$789.25	\$ 2,508.44
7610 MERRIMAN PLAZA	FADHEL ALGAITHI	80 037 99 0027 708	207.53	RC-REG	\$808.38	\$ 2,569.22
HOLIDAY INN EXPRESS	GROUP 10 MANAGEMENT	80 037 99 0027 709	168.45	RC-REG	\$656.15	\$ 2,085.41
QWIK PARK	GROUP 10 MANAGEMENT	80 037 99 0027 712	123.16	RC-REG	\$479.74	\$ 1,524.72
SHERATON DETROIT METRO AIRPORT		80 037 99 0028 710	1,094.10	RC-REG	\$4,261.77	\$ 8,346.60
FAIRFIELD INN	GROUP 10 MANAGEMENT	80 037 99 0028 714	129.97	RC-REG	\$506.26	\$ 1,609.03
HAMPTON INN & SUITES		80 037 99 0028 715	152.39	RC-REG	\$593.59	
HILTON GARDEN INN		80 037 99 0028 716	403.10	RC-REG	\$1,570.17	
PARKLANE ENTERPRISE LLC	GROUP 10 MANAGEMENT	80 037 99 0035 705	1,287.29	RC-REG	\$5,014.30	
AZ ROMULUS MI INVESTORS LLC		80 038 99 0001 700	1,400.83	M-1/COND	\$5,456.56	
SCANNELL PROPERTIES #610 LLC		80 038 99 0002 703	1,061.72	M-1/COND	\$4,135.65	
FSC PFG ROMULUS MI LLC		80 038 99 0002 704	551.00	M-1/COND	\$2,146.27	
OPUS DEVELOPMENT CO LLC		80 038 99 0002 705	905.39	M-1/COND	\$3,526.71	
DTE ELECTRIC COMPANY		80 038 99 0003 703	215.00	RC-REG	\$837.48	
NP LORDSTOWN 173 LLC		80 039 01 0001 000	2,217.33	RC/M-1	\$8,637.02	
NP LORDSTOWN 173 LLC		80 039 01 0002 000	930.00	RC/M-1	\$3,622.57	
SHEETZ INC		80 039 01 0004 000	891.52	RC/M-1	\$3,472.68	
NP LORDSTOWN 173 LLC		80 039 01 0005 000	545.15	RC/M-1	\$2,123.49	
NP LORDSTOWN 173 LLC		80 039 01 0006 000	1,503.48	RC/M-1	\$5,856.41	
NP LORDSTOWN 173 LLC		80 039 01 0007 000	2,152.31	RC/M-1	\$8,383.75	
NP LORDSTOWN 173 LLC		80 039 01 0008 000	855.12	RC/M-1	\$3,330.89	
RODEWAY INN		80 040 99 0003 008	315.00	RC-REG	\$1,227.00	
EMBASSY SUITES		80 040 99 0003 713	341.26	RC-REG	\$1,329.29	
MAGNUSON HOTEL		80 040 99 0003 716	153.82	RC-REG	\$599.16	\$ 1,904.29
NOFAR ANATOL - JOSEPH		80 040 99 0003 718	765.03	RC-REG	\$2,979.97	
BIG BOY	NEMEH PROPERTIES LLC	80 040 99 0003 719	577.01	RC-REG	\$2,247.59	\$ 4,416.07
SPRINGHILL SUITES	GROUP 10 MANAGEMENT	80 040 99 0003 721	129.31	RC-REG	\$503.69	\$ 1,600.86
MERRIMAN INVESTMENTS LLC	GROUP 10 MANAGEMENT	80 040 99 0003 722	187.69	RC-REG	\$731.10	\$ 2,323.60
FOUR POINTS SHERATON	GROUP 10 MANAGEMENT	80 040 99 0006 701	470.00	RC-REG	\$1,830.76	
BAYMONT INN	GROUP 10 MANAGEMENT	80 040 99 0009 703	202.00	RC-REG	\$786.84	

COMFORT INN		80 040 99 0011 705	240.00	RC-REG	\$934.86	
SKYWAY LODGES LLC	GROUP 10 MANAGEMENT	80 040 99 0011 707	370.46	RC-REG	\$1,443.03	
DELTA HOTEL BY MARRIOTT		80 040 99 0012 701	1,267.33	RC-REG	\$4,936.55	
PUBLIC SERVICE CREDIT UNION		80 042 02 0001 300	173.34	RC-REG	\$675.20	\$ 2,145.95
PUBLIC SERVICE CREDIT UNION		80 042 02 0003 301	402.00	RC-REG	\$1,565.88	\$ 4,976.76
MERRI-FIVE PLAZA LLC	GROUP 10 MANAGEMENT	80 042 02 0009 300	134.00	RC-REG	\$521.96	\$ 1,658.92
MC DONALDS		80 042 03 0011 300	140.04	C2-GEN	\$545.49	\$ 1,733.70
SMITH MERRIMAN INVESTMENT LLC	GROUP 10 MANAGEMENT	80 042 03 0013 300	70.00	C2-GEN	\$272.67	\$ 866.60
DTW AIRPORT SUITES LLC	ALLIE T MALLAD	80 042 03 0014 301	82.00	C2-GEN	\$319.41	\$ 1,015.16
J & V CONSTRUCTION INC	VITO LIPAROTO	80 042 99 0060 000	132.15	C2-GEN	\$514.76	\$ 1,636.02
J & V CONSTRUCTION INC	VITO LIPAROTO	80 042 99 0061 000	92.83	C2-GEN	\$361.59	\$ 1,149.24
AIRPORT HOSPITALITY INC	GROUP 10 MANAGEMENT	80 042 99 0071 701	335.04	RC-REG	\$1,305.06	\$ 4,147.80
MERRI-FIVE PLAZA LLC	GROUP 10 MANAGEMENT	80 043 99 0001 703	1,066.98	RC-REG	\$4,156.14	\$ 13,209.21
SPEEDWAY SUPERAMERICA LLC		80 043 99 0003 700	521.47	C3-HWY	\$2,031.25	\$ 3,985.99
CLARION INN	MOHAMED ELGENDY	80 043 99 0004 701	919.60	RC-REG	\$3,582.06	\$ 6,273.69
ALIKO HOLDINGS LLC	LISANDER ALIKO	80 043 99 0005 001	863.59	RC-REG	\$3,363.88	\$ 10,691.24
WYNDHAM GARDEN HOTEL & TRAVELODGE		80 043 99 0006 706	912.08	RC-REG	\$3,552.76	
TELHORN DEVELOPMENT LLC	GROUP 10 MANAGEMENT	80 043 99 0006 708	674.14	RC-REG	\$2,625.93	\$ 3,393.85
WICK ROAD PARKING LLC	GROUP 10 MANAGEMENT	80 057 99 0001 000	1,268.59	RC-REG	\$4,941.45	
SCHUBINER E C	JODI SCHUBINER TTEE	80 057 99 0002 000	1,298.16	RC-REG	\$5,056.64	
SCHUBINER E C	JODI SCHUBINER TTEE	80 058 99 0001 000	1,320.00	RC-REG	\$5,141.71	
METRO WORLD COMMERCE CENTER NW LLC		80 058 99 0002 704	2,430.57	RC-REG	\$9,467.64	
METRO WORLD COMMERCE CENTER LLC		80 061 99 0001 706	2,486.68	RC/PDA	\$9,686.20	
			42,102.74		\$164,000.00	\$ 85,772.35