

To: Residents of the Black Creek Consolidated Drainage District July 29, 2020
From: Brenda Moore, Muskegon County Drain Commissioner
Re: Notes about the assessment

- In terms of total project cost, the county pays 20% and the townships pay, together, 10%. MDOT is paying \$880,327.00. The County Road Commission has committed \$319,461.27 to the project. Remaining costs are distributed among district property owners.
- Minimum “base benefit” assessment for everyone is \$2,000 total (not per year!)
- Your total assessment will be spread over 20-30 years. We are trying for a 30-year bond to ease yearly payments. You can pay extra on your assessment, or pay it off after the assessment roll is set at any time in the future. At this point, the first assessment will be made 2021. The assessment is a line item on the winter tax bill.
- Assessments to property owners are based on an assessment methodology that includes:
 - Acreage within the Drainage District (only the portion of your property that is within the Drainage District boundaries is factored)
 - A land use factor. For example, a heavily wooded parcel of over 5 acres has a lower factor than agricultural land, which has more runoff.
 - The “base benefit” factor covers various administrative costs (e.g., legal, notices, mailings, engineering design).
- Private culverts are being paid for by the private property owners receiving them.
- Veterans and churches are not exempt from drain assessments.
- Michigan Department of Transportation is paying the total cost of the culvert replacement under M-46 in addition to an assessment for roads.
- The County Road Commission pledged to pay a portion of the cost, but it does not cover the true cost of the culverts they wished to replace. We will be discussing this matter with them. If they do not pay their fair share, most public culvert replacements will be pulled from the project. Either way, this reduces assessments.
- Under the law, all costs as we know them today have to be presented at Day of Review. The project scope may be reduced, but it cannot be made larger after the Day of Review.