NOTICE OF PUBLIC HEARING FOR MONITOR TOWNSHIP TECHNOLOGY PARK (FORMERLY KNOWN AS VALLEY CENTER INDUSTRIAL PARK) AND OTHER PROPERTIES FOR THE CHARTER TOWNSHIP OF MONITOR HEARING BY THE CHARTER TOWNSHIP BOARD OF TRUSTEES TO CONFIRM THE SUPERVISOR'S SPECIAL ASSESSMENT ROLL FOR MAINTENANCE OF A STORM WATER RETENTION POND AND CERTAIN STORM WATER DRAINS FOR THE MONITOR TOWNSHIP TECHNOLOGY PARK AND TO HOLD A PUBLIC HEARING REGARDING THE SAME PURSUANT TO PUBLIC ACT 188 OF 1954

TO: PROPERTY OWNERS AND RESIDENTS OF THE CHARTER TOWNSHIP OF MONITOR

Notice is hereby given that the Supervisor has filed and certified the special assessment roll together with the assistance of the assessor to defray the costs of maintaining the drainage and retention basin within the proposed development

WHEREAS, the township has received their request from one hundred percent (100%) of the owners of the property located within a special assessment district; and

WHEREAS, the township supervisor has filed a supervisor's certificate verifying that above request has been made on behalf of the record owners of land constituting more than fifty percent (50%) of the total land area in the proposed district; and

WHEREAS, a public hearing was held in the special assessment district which was created in 1996 at a regular meeting of the township board, held at Monitor Charter Township Hall; and

WHEREAS, the initial assessment for the cost of construction and maintenance of the retention pond and storm sewer facilities would not exceed a total of $500.00 annually for the reason that the owner of the affected property represented that the Monitor Township Technology Park Property Owners Association and the Downtown Development Authority of the Charter Township of Monitor shall be financially responsible for the establishment and maintenance of said pond; and

WHEREAS, it is necessary to spread the special assessment costs which occurred at the township board regular meeting on November 09, 2026, at 5:00 in the Monitor Township Hall located at 2483 E. Midland Road, Bay City, Michigan; and

WHEREAS, the land situated and located in the special assessment district in the Township of Monitor, County of Bay, State of Michigan, being particularly described as:

LAND SITUATED AND BEING IN THE TOWNSHIP OF MONITOR, COUNTY OF BAY, AND STATE OF MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS THE NORTHEAST QUARTER OF SECTION 28, TOWN 14 NORTH, RANGE 4 EAST, EXCEPT LOTS 1-8 INCLUSIVE OF VALLEY CENTER INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN LIBER 10 OF PLATS, PAGES 17-19 OF BAY COUNTY RECORDS.

THEREFORE, BE IT RESOLVED THAT, the Monitor Township Board has declared its intent to approve the special assessment district, and the special assessment district has been established at the board meeting held on June 03, 1996, in the township hall.

IT IS FURTHER RESOLVED THAT, the establishment of the special assessment district would require modification of the assessment upon costs necessitated to defray township costs of maintenance of the retention pond.

Attached hereto is a preliminary special assessment roll as determined by the township engineer to defray the costs on a per acre charge, to be payable over a period of ten (10) years to defray the cost of maintenance and repair of said special assessment.

IT IS FURTHER RESOLVED THAT, per engineer's preliminary estimate of costs necessary to maintain the retention pond, said costs shall be spread on a per acre assessment as reflected in Exhibit 1 and payable over ten (10) years to reimburse the township for dredging and maintenance of said retention pond.

You are welcome to attend the public hearing and/or have others attend on your behalf to express your opinion, voice any objections, or ask questions at the hearing regarding the establishment and necessity for increased costs for maintenance. Written comments to the Board of Trustees will be received at the Monitor Township Office prior to the hearing.

Pursuant to the ADA, individuals with disabilities may request aid/services within a reasonable time period to participate in the hearing. The Charter Township of Monitor will provide necessary reasonable auxiliary aids and services, such as, signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disabilities who are present at the hearing, upon ten days' notice. Individuals requiring auxiliary aids or services should contact the township by writing or calling: Linda Stewart, Township Clerk, Charter Township of Monitor, Bay City, Michigan 48706, Telephone: (989) 684-7203,
Fax: (989) 684-9234.

MONITOR CHARTER TOWNSHIP

Linda Stewart, Township Clerk

PRELIMINARY SPECIAL ASSESSMENT ROLL

MONITOR TECH PARK STORM WATER POND
MONITOR CHARTER TOWNSHIP
BAY COUNTY, MICHIGAN

PROJECT DATA

Total Project Cost	$71,000.00
Total Acreage in the District	98.72
Total Number of Lots	34
Assessment per Acre	719.20