

FREQUENTLY ASKED QUESTIONS

Notice of Public Hearings of Practicability and Assessment

Why am I receiving this notice?

You are receiving this notice because you may own lands within a special assessment district historically used to fund a lake improvement project on Bear Lake for nuisance aquatic plant control and other related activities.

What is a lake improvement special assessment district?

A lake improvement special assessment district is an area of lands designated to receive special assessments for a particular benefit that they receive from certain lake improvements like nuisance aquatic plant control.

What are the public hearings about?

The Bear Lake – Lake Board will consider the practicability of continuing the lake improvement project and a corresponding special assessment roll. The public hearings are required to continue the lake improvement project.

Why are you holding two public hearings for this project?

The statute that governs lake improvement board projects, Part 309 of the Natural Resources and Environmental Protection Act, requires two public hearings. More importantly, the Bear Lake – Lake Board wants to be as transparent as possible and solicit any input from impacted property owners.

What is my proposed annual assessment amount?

The proposed estimated annual assessment amounts are \$524.22 for lakefront parcels, \$262.11 for condominium parcels, and \$1,048.43 for commercial parcels. If approved, assessments will be placed on your winter taxes beginning in 2026 and continuing through 2030. These special assessments would continue to fund the project that has been funded using balances from expired special assessments, which will be explained at the hearing.

Do I have to attend the Public Hearings?

No, you are not required to attend the public hearings; however, you **must** protest in person or by writing in order to reserve your right to appeal any proposed special assessment. All protest/objection letters must be received by September 24, 2026 (please keep this in mind when mailing protests/objections).

How can I get more information?

Please call (231) 744-1621. When leaving a voicemail, please leave a detailed message including your name, address, and phone number. All calls will be returned in the order in which they are received. For additional information, visit <http://www.blfb.org/>.

NOTICE OF PUBLIC HEARINGS OF PRACTICABILITY AND ASSESSMENT

BEAR LAKE – LAKE BOARD

TAKE NOTICE that the Bear Lake – Lake Board (“Board”) will hold a public meeting with public hearings on continuing an improvement project for Bear Lake on **September 24, 2026 at 6:00 p.m., at Laketon Township Hall, located at 2735 West Giles Road, North Muskegon, Michigan 49445**. The purpose of these public hearings is to: (1) consider the practicability of a continued lake improvement project that consists of aquatic plant control and other related activities intended to improve Bear Lake (“lake improvement project”); and (2) to consider an assessment roll for the proposed lake improvement project. In summary, the Board is proposing an additional five years of annual special assessments. More information and documents associated with the proposed lake improvement project such as an assessment roll will be available at the public hearings or upon request to the Office of the City of North Muskegon at (231) 744-1621. **The proposed lake improvement project proposes annual special assessments for five additional years in approximate annual amounts of up to \$524.22 for lakefront parcels, \$262.11 for condominium parcels, and \$1,048.43 for commercial parcels.**

TAKE FURTHER NOTICE that pursuant to Part 309 of the Natural Resources and Environmental Protection Act, the Bear Lake - Lake Board will determine the practicability of continuing the lake improvement project and will review a corresponding special assessment roll for the project, hear any property owner objections to the lake improvement project and the proposed assessment roll, and make a determination of whether or not to confirm said assessment roll. The hearing may be adjourned from time-to-time without further notice.

TAKE FURTHER NOTICE that appearance and protest at the assessment hearing is required to appeal your special assessment. Property owners and those concerned may attend the public hearings and offer comment. Any person or entity objecting to the assessment roll may attend the public hearings **and/or** file their objection in writing with the Bear Lake - Lake Board. Any such person or entity can file an appearance and protest by letter addressed to the **Bear Lake - Lake Board at 1502 Ruddiman Drive, North Muskegon, Michigan 49445**. Protest letters received by the Bear Lake - Lake Board by no later than the assessment hearing shall be given the same effect as attendance and protest at the assessment hearing. The Bear Lake - Lake Board shall maintain a record of parties who appear to protest at the hearings. If the hearings are terminated or adjourned before a party is provided the opportunity to be heard, a party whose appearance was recorded shall be considered to have protested the special assessment in person.

TAKE FURTHER NOTICE that the owner or any person having an interest in property within the district and having protested such special assessment may file a written appeal of their special assessment with the Michigan Tax Tribunal or other court of competent jurisdiction within thirty (30) days after published notice of confirmation of the special assessment roll. Please review MCL 211.746 and MCL 324.30913 regarding appeals.

Proceedings conducted at these public hearings will be subject to the provisions of the Michigan Open Meetings Act and you are further notified that information regarding this meeting may be obtained from the City of North Muskegon’s Office at **(231) 744-1621**. Persons with disabilities or otherwise needing accommodations for effective participation in the meeting should contact the City of North Muskegon’s Office at **(231) 744-1621** or through the Michigan Relay Center at 7-1-1 (TDD) at least 24 hours in advance of the meeting to request mobility, visual, hearing, or other assistance.

Bear Lake - Lake Board
Phone: (231) 744-1621
1502 Ruddiman Drive
North Muskegon, Michigan 49445