

# City of Ocean Shores Street LID 2007-1

## Frequently Asked Questions

→ **What does LID mean?**

- LID stands for Local Improvement District.

→ **How was my estimated assessment determined?**

- The City of Ocean Shores hired an appraisal firm to look at all of the lots in Ocean Shores. The firm determined the special benefit that each lot would receive after the roads were repaired. The estimated assessment is based on the amount of the special benefit of each property. Each property owner is assessed the same percentage of the special benefit to his or her property.

→ **What does "special benefit" mean?**

- "Special benefit" is the estimated amount of value that the land will increase after the completion of the project.

→ **Is the letter that I received in the mail my bill?**

- No. The letter is a notice announcing both the City Council's adoption of the resolution of intention to create the LID and the public hearing scheduled for March 5, 2007.

→ **Is the LID a sure thing?**

- Before the LID can be finalized, the City Council must first hold a public hearing. Then based on public comment and City Council's consideration, the City Council will make the decision whether or not to proceed with the LID.

→ **My road isn't bad; why do I have to pay?**

- First, the value of every lot in Ocean Shores will benefit from the overall road repairs. Second, maintenance will be performed on every road in Ocean Shores. Even the roads that appear to be in good condition need maintenance to prevent future failure.

→ **I own a camping lot; why should I pay a full LID assessment?**

- Property owners determine if their lots are used for camping or for residences. Ocean Shores Municipal Code does not have a "camping lot" designation.

→ **Why an LID? Where does my tax money go?**

- An LID is the most reasonable way to fund the street repairs because it distributes the charges in a fair manner. Each property is assessed based on the special benefit to the land itself, not the value of the improvements on the land. Property tax money goes to other

departments, such as Fire and Police, which does not leave sufficient funds to perform proper maintenance on the roadways.

**→ Did the City try to find grant money to help with the costs?**

- The City constantly applies for grant opportunities. However, there are few opportunities for ongoing street maintenance. Usually, grant monies are targeted for specific projects, such as sidewalks or safety issues.

**→ What roads will be fixed?**

- Every road in Ocean Shores will receive maintenance.

**→ How long will the project last?**

- The project should last three years, approximately from Summer 2007 to Summer 2009.

**→ When will I have to pay the assessment?**

- No one will be required to pay any money until the final assessment roll is completed. The estimated time for the completion of the final assessment roll is Spring 2010.

**→ How will I have to pay for my assessment?**

- There will be two options for payment. First, the entire assessment can be paid in one lump sum within a designated period after the completion of the final assessment roll. Second, the assessment may be paid in payments over fifteen or twenty years, depending on the length of bond selected by the City Council.