



Four Lakes Task Force

RECOVERY AND RESTORATION PLAN

2020-2021 Action Plan

SEPTEMBER 10, 2020



Dear Neighbors,

On behalf of the Four Lakes Task Force (FLTF), we are pleased to present this operational plan and update of progress. This document details our short- and long-term plans for bringing our lakes back.

As the counties' Delegated Authority under Part 307 of the Natural and Environmental Protection Act, on behalf of the Four Lakes Special Assessment District, our mission is to ensure a sustainable future for Secord, Smallwood, Wixom and Sanford Lakes and the respective dams, for the benefit of lake property owners, local businesses, recreational lake users and the economies of Midland and Gladwin counties.

This continues to be a trying time for Midland and Gladwin county residents four months after the devastating dam failures. Recovery work is ongoing but limited until we gain ownership of the dams and lake bottoms.

We all are feeling and experiencing the negative consequences of barren lakes. These lakes bring thousands of people to their waters every year for recreation and are some of the best fisheries in the state. They are a key source of economic development for both counties. Four Lakes Task Force believes the communities should expect lakes and it is our right to have them restored. This will not become the "new normal." We remain steadfast in our mission to bring back our lakes and will work together to accomplish it.

We are incredibly thankful for the hundreds of people who have donated to the Four Lakes Task Force, volunteered their time and expertise, and shared our mission with others. The funds raised so far will pay for critical immediate work such as controlling erosion, stabilizing the dams and acquiring the properties.

I hope you had an opportunity to watch the video we released called "The Lakes." If you have not, you may find it on our website and Facebook page, or YouTube at bit.ly/The-Lakes-FLTF. The personal stories of the residents featured in the video demonstrate why we need to pursue this effort.

Unity continues to be paramount, and your participation, collaboration and support are important. Thank you for your support!

If you have questions about anything you read in this document, please email them to info@fourlakes taskforce.org.

Dave Kepler
Four Lakes Task Force President



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EXECUTIVE SUMMARY

The plan of Four Lakes Task Force (FLTF) is to reclaim and restore the 100-year-old lake ecosystem created by Secord, Smallwood, Wixom and Sanford lakes by rebuilding the lakes and dams to make them safe and sustainable, and to reestablish economic prosperity, recreation and livelihood for the region. It is the desire of Midland and Gladwin counties, and the lake communities, to have the lakes and environment restored to pre-disaster conditions.

Post-Dam Failure Situation and Recovery Effort

While FLTF has not had direct access to the dams or all the inspection reports since June, GEI Consultants conducted preliminary engineering studies, with the information available to FLTF, to determine the degree of damage. Secord and Smallwood dams will require significant repairs and upgrades to meet the ½ PMF (probable maximum flood) standards, while Edenville and Sanford dams will require demolition of damaged structures and construction of new spillways.

Feasibility Study Plan

As part of the restoration effort, completion of a feasibility study is the next step to bring more clarity to the restoration effort and prepare for engineering and construction. Below is an outline for this study.

- Intended Future Uses
- Regulatory Framework and Design Standards
- Design Concept Screening
- Financing and Affordability
- Implementation Schedule

Financial Review of Costs and Assessments

FLTF has received an expert planning level opinion from GEI Consulting of the probable construction cost to reconstruct and/or rehabilitate the Secord, Smallwood, Edenville and Sanford dams. The planning estimate is approximately \$338,000,000, most being spent from 2022 to 2024. The standard for construction is to look at a useful life being planned of 75 years or greater. The Four Lakes Task Force confidence range, after review, is between \$250 million and \$400 million. This is the current planning cost that will be reviewed and refined in the feasibility study:

- Secord \$24 Million
- Smallwood \$14 Million
- Edenville \$208 Million
- Sanford \$92 Million

Estimated Assessment Range for a Residential Lake Home on 300 ft. or Less of Frontage

These estimates include operational costs of \$500,000 per year. The estimated planning range of average yearly assessment values by lake are as follows:

- Secord \$237 to \$445
- Smallwood \$410 to \$769
- Wixom \$1,477 to \$2,772
- Sanford \$1,650 to \$3,098



These assessment numbers are long-term numbers that will be the obligation of property owners in the Special Assessment District. They are based on 40-year financing at 2.25% and are the “low range” to “base case” numbers from the GEI study. Backlot estimates can be calculated by dividing by 25% of the front lot estimate. There are risks and factors that can increase these estimates that are outlined in the report and there is an opportunity to reduce these amounts.

FLTF will be exhausting every avenue to obtain funds to lower the assessments to make them affordable for property owners. This includes government grants, private donations, endowments and other revenue sources such as hydropower or general public access charges. We will look at creating funding structures for communities and individuals who will be significantly economically burdened by these assessments.

Key Milestones

To achieve the goal of restoring our lakes and dams, FLTF needs to acquire the properties this year. We plan to complete our feasibility study by April 2021 and have approval and funding to begin engineering by lake date. Target dates to bring back the lakes is highly dependent on acquisition of the properties. Preliminary timing for Secord and Smallwood lake restoration is 2023 and Sanford and Wixom is 2025.

Critical Issues

- **Financing:** Current financing in Part 307 limits long-term financing options. This puts an added financial burden on property owners. We need to be allowed to finance the projects over 40 years. This is being introduced into legislation, Senate Bill 1080
- **Recovery costs are significant:** This is a responsibility of Boyce Hydro, but has become the burden of the community. The Natural Resource Conservation Service (NRCS) covers 75% of the erosion, stabilization and debris removal costs, however it will still require approximately \$15 million of state, local or property owner to match the remaining 25%. For those impacted by erosion, this is a sizeable investment
- **Time and property access:** FLTF cannot access properties to do vital work until property access from Boyce Hydro is possible. As time passes the ecosystem suffers more and more; homes and livelihoods of many residents and small businesses face prolonged risk

Communications

Meetings to discuss plans, obtain community feedback and answer questions are scheduled frequently throughout the next several months.

Meetings

SEPTEMBER 10: Board Meeting

OCTOBER: Township Meetings, including townships downstream of the dams

FALL: Lake Association Meetings (continuing as planned)

NOVEMBER: Midland and Gladwin Counties

DECEMBER 17: Board Meeting

JANUARY: Repeat cycle with Townships and Counties

FEBRUARY AND MARCH 2021: Public Meetings

APRIL AND MAY 2021: County Meetings to Approve Plan and Financing

Community Survey

In January and February an expansive community survey will be sent to all property owners to understand their acceptability of the assessments and the burden it may create.



POST-DAM FAILURE SITUATION AND RECOVERY EFFORT

The Edenville Dam failure left miles of shoreline along the Tittabawassee River eroded, putting hundreds of properties at risk. The Edenville and Sanford dams need significant repairs just to stabilize river flow and the dams. Additionally, major debris accumulations exist, many that require heavy machinery to remove. While we still have not had direct access to any of the dams or been able to review inspection reports, we know each dam sustained varying degrees of damage.

To remedy this challenge, FLTF became the local sponsor for the Natural Resource Conservation Service (NRCS) Emergency Watershed Protection (EWP) program. The EWP program pays for 75% of the cost, using federal funding, to stabilize erosion and debris removal on properties and local stakeholders must cover the remaining 25%. An estimated 350 properties have significant enough erosion to qualify for an NRCS grant and hundreds of property owners have applied for the EWP program so far.

Recently the State of Michigan, FLTF and NRCS partnered to fund and plan for the stabilization of the Edenville Dam. The Michigan legislature approved in early September appropriations for \$2.5 million towards the recovery effort, a measure signed by Gov. Gretchen Whitmer on Sept. 10, 2020. These funds are planned to be used to address Secord, Smallwood, and Sanford dam stabilization and debris on the Sanford Dam. The remaining funds will be applied to homeowners whose properties are at risk from erosion and will reduce the 25% remaining construction costs on those properties at risk.

Dam Stabilization

It is estimated that the Edenville spillways will cost between \$5-\$8 million for stabilization, and the Sanford Dam will cost an estimated \$450,000 for debris removal, followed by up to \$1-\$2 million of stabilization. Winter repair stabilization costs for Secord and Smallwood dams are not clear, however based on FERC letters to Boyce, we know there is work to be done, and for planning purposes we have reserved \$500,000 for both dams.

Erosion

In the most severe cases, erosion has taken tens of feet of waterfront property and is threatening to compromise homes in its wake. This problem is further exacerbated with every rainfall. Initial figures estimate it will cost \$20 million to stabilize bank erosion.

Debris

Major flood debris accumulations exist, many that require heavy machinery to remove. Debris removal is the responsibility of the dam owner however, the owner is not taking steps to manage this issue. To date, NRCS has approved a project to remove debris around Sanford Dam. This is the first debris removal project that has been approved at the local level. It is still being processed at the federal level with subsequent projects to follow.

Residents with debris on their property may manage it as needed. If debris is on the lake bottom, you are asked to leave it. We are working with EGLE and DNR to develop a more comprehensive debris removal plan that is safe and follows regulations. Wood, stumps and other natural items will be saved and used in the future as fish habitat after the lakes return to normal levels. FLTF is working with EGLE to determine guidance on large-scale removal of weeds and trees.



RESTORATION OF DAMS AND THE LAKES

While FLTF still does not have direct access to any of the dams, GEI Consulting has been able to conduct preliminary engineering studies to determine the degree of damage. Secord and Smallwood dams will require significant repairs and upgrades to meet the ½ PMF (probable maximum flood) standards, while Edenville and Sanford dams will require demolition of damaged structures and construction of new spillways.

It is the desire of Midland and Gladwin counties to see the lakes and environment restored to pre-disaster conditions. Reconstruction will require the adoption of current engineering design standards and construction methods. However, it is not anticipated that the footprint of the dams will be significantly different, and it is not anticipated that the water levels or boundaries of the lakes will be different. The goal is to restore. The environmental impacts will be minimal, and restoration of the lakes will reestablish the environment that existed.

Secord Dam

Repairs	<ul style="list-style-type: none">• Restore existing spillway with grout fill and underpinning• Install new crest gates• Lower spillway crest• Repair reinforcement embankment: add sheet pile cutoff wall and widen the embankment• Construct new auxiliary spillway• Improve flood control• Decommission powerhouse
Cost	\$24 million* Planning level opinion of cost includes site investigations, dam safety permitting, construction management, engineering, construction and contingency.
Design, Engineering and Approval	May 2021 – December 2022
Construction	January 2022 – Mid-2024
Lake Returns	2022 – 2024**



Smallwood Dam

Repairs	<ul style="list-style-type: none"> • Restore existing spillway with grout fill and underpinning • Install new crest gates • Lower spillway crest • Construct new passive auxiliary spillway • Decommission powerhouse • Install shoreline armor protection for high exit velocities and high tailwater
Cost	<p>\$14 million*</p> <p>Planning level opinion of cost includes general conditions, site preparation, demolition/abandonment, embankment repair and stabilization, gated spillway rehab, powerhouse rehab, new labyrinth spillway structure and site restoration.</p>
Design, Engineering and Approval	May 2021 – June 2022
Construction	June 2022 – Late-2023
Lake Returns	2022 – 2024**

Edenville Dam

Repairs	<ul style="list-style-type: none"> • Demolish existing gated spillways and powerhouse • Construct new primary spillways, each side • Raise, reconstruct and repair embankments, add cut-off wall • Construct new auxiliary spillways, each side
Cost	<p>\$208 million*</p> <p>Planning level opinion of cost includes site investigations, dam safety permitting, construction management, engineering, construction and contingency.</p>
Design, Engineering and Approval	Fall 2021 – Mid-2023
Construction	Mid-2023 – Mid-2025
Lake Returns	2025 – 2026**



Sanford Dam

Repairs	<ul style="list-style-type: none">• Demolish existing gated spillways and powerhouse• Construct new primary spillway• Raise, reconstruct and repair embankments: add cutoff wall• Construct new auxiliary labyrinth spillway
Cost	\$92 million* Planning level opinion of cost includes site investigations, dam safety permitting, construction management, engineering, construction and contingency.
Design, Engineering and Approval	Fall 2021 – Mid-2023
Construction	Mid-2023 – Mid-2025
Lake Returns	Mid-2025**

*Cost estimates are within a -30% to +50% confidence level.

**Until the dams are acquired and there is an assessment on safety, the operational lake level over the next three years will not be determined.

All timeframes are highly dependent on timing of gaining control, results of the investigation, and community, state and federal government collaboration. These numbers are being refined over the next 5 months with a feasibility study.



FEASIBILITY STUDY PLAN

As part of the restoration effort, completion of a feasibility study is an initial step to bring more clarity to the restoration effort. FLTF is initiating a feasibility study and anticipates this study to be completed by March 2021. We anticipate the cost of this study to be \$600,000. Below is an outline for this study.

- Intended Future Uses
- Regulatory Framework and Design Standards
- Design Concept Screening
- Financing and Affordability
- Implementation Schedule

Intended Future Uses

The historical intended use of the Four Lakes system was generation of hydro-electric power. This resulted in the initial construction of the four dams and the creation of the four lakes (Secord, Smallwood, Wixom and Sanford). Over time, the shoreline of the lakes developed and recreational opportunities along the lakes were promoted.

The objective of FLTF is to sustain the lakes into the future with the primary objective of preserving the land values of the properties around the lakes and sustaining the recreational value of the lakes. A secondary objective of FLTF is hydro-electric power generation if power generation is determined to be beneficial to the Special Assessment District.

With the failure of the Edenville and Sanford dams, the most probable outcome is hydro-electric power generation will not be beneficial to the Special Assessment District and the primary future use of the lakes will be for recreation. This will be evaluated in more detail with the feasibility study.

Another consideration for future use is the impact on the community during floods. While these lakes do not have the capacity for major flood control downstream, given the capacity of the lake bottoms, and the other major water sources downstream, safety is a primary design parameter going forward. Improving spillway capacity of the dams based on historical rainfalls is a priority.



Flood Studies

The FLTF has commissioned a flood study for the watershed that contributes to the four lakes system. The goals of this flood study are:

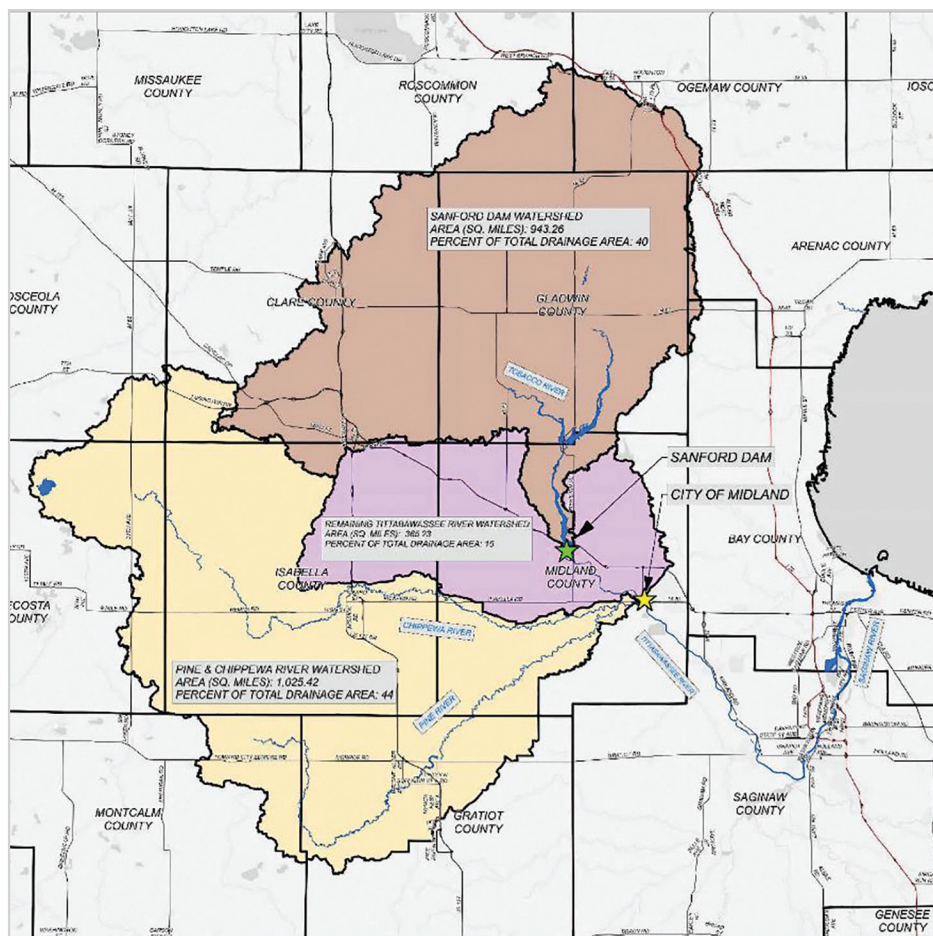
- Further calibration of the Probable Maximum Flood (PMF) study by incorporating available data from May 2020 storm
- Establish flood flows at each dam for the PMF, ½ PMF, 1,000 year, 500 year, 200 year and 100 year recurrence intervals
- Provide recommendations for spillway design
- Model flood elevations for Secord, Smallwood, Wixom and Sanford lakes with dam reconstruction
- Floodplain inundation mapping

It should also be anticipated that the dam reconstruction project cannot mitigate flooding in the City of Midland and other downstream communities. Flood management is important to FLTF, but under our Part 307 structure, we cannot commission a flood study downstream of the four lakes.

As shown in the map, the Tittabawassee River watershed that contributes runoff into the City of Midland is approximately 25,120 square miles. The portion of the watershed that contributes to the four lakes system is approximately 10,150 square miles, or about 40% of that contributing to the City of Midland.

To assist with downstream flood mitigation, FLTF is working with the U.S. Army Corp of Engineers on a Flood Plain Management Services Program (FPMS) for the region that would look at all the watersheds downstream of the Sanford Dam.

Federal funds are available, and we are recommending participation in this program. The Flood Plain Management Services Program, per Section 206 of the Flood Control Act of 1960, as amended, authorizes the U.S. Army Corps to help others mitigate flood losses. We have recommended to the County of Midland and other local municipalities to request for this assistance.





Regulatory Framework and Design Standards

The regulatory framework and design standards will be reviewed and incorporated into project plans based on the intended future uses of the lakes. Both the Federal Energy Regulatory Commission (FERC) and the Michigan Department of Environment, Great Lakes and Energy (EGLE) will be the permitting agencies. FERC typically requires more spillway capacity requirements.

The primary regulatory law pertaining to the restoration of the dams is the Natural Resource and Public Act 451 of 1994. This act addresses the procedures and permitting requirements for lake levels, streams, floodplains, dam safety and environmental impacts. As part of the feasibility study, FLTF will meet with EGLE to ensure all procedural, safety and environmental laws and standards are addressed and considered when planning the restoration.

A key component on the development of design standards is completion of a flood study to identify spillway design flowrates and ensure that water levels for the 100-year design storm are not increased. The flood study will provide the design basis for spillways and gates along with flood elevations for various storm frequencies. This flood study will be completed as part of the feasibility study.

Design Concepts Screening

Initial design concepts have been prepared and outlined in the GEI report, which can be found on the FLTF website. These initial designs will be further refined with the feasibility study. The initial step will be to clearly identify critical success factors. These factors commonly include dam safety, operational safety, maintenance, durability, constructability, environmental impact and others.

Stakeholders will work together to review design concepts and ideas to ensure they meet all critical success factors. Concepts will then be refined by engineers to develop final recommendations, design approaches, construction staging and water control. Included in the screening process is consideration for cost. The selected design concepts will be the lowest cost alternatives that meet critical success factors, which is a value engineering exercise. A preliminary concept drawing and cost estimates will be provided.

Financing and Affordability

For any restoration to be implemented, it must be affordable, and, in this case, it must be able to be financed. FLTF will develop affordability and financial models as part of the feasibility study.

The affordability model will evaluate the Special Assessment District and consider the varied construction costs per lake so that assessments vary from lake to lake. The model will also consider items such as administrative, legal, engineering, operation, maintenance and allocation of grants. FLTF realizes that a one-size-fits-all assessment cannot work and that we all share the goal of affordably restoring the lakes.

FLTF has been working closely with the United States Department of Agriculture (USDA) to secure long-term low interest loans to finance this project. As part of the feasibility study, we will prepare preliminary loan applications and work with USDA to secure financing.



Also, FLTF is actively looking for other funding sources, including grants. FLTF regularly lobbies state and federal elected officials and agencies for financial support, as well as private industry.

Prior to securing financing for construction, FLTF must first complete steps to finalize engineering plans, secure necessary permits, accept construction bids, hold a special assessment, and have counties pledge full faith and credit. Key initial steps also include acquisition of property, completion of the initial feasibility study, enhancement of preliminary design concepts, and coordination with EGLE and Michigan Department of Natural Resources (MDNR) to clearly define dam safety and environmental regulatory requirements. Then, design engineering, permitting and bid letting phases may begin, followed by construction.

Feasibility Study Outline

1. “Flood Study”
 - a. Probable Maximum Precipitation (PMP) calculation
 - b. Probable Maximum Flood (PMF) study calculation
 - c. Qualitative assessment of impacts
 - d. Confirm flood design for each dam
2. Value engineering exercise of key design parameters
3. Establish non-structural design criteria
4. Develop preliminary designs to rebuild or replace each dam
5. Construction cost estimate
6. Financial analyses
7. Implementation plan/schedule
8. Operation and maintenance

Design Engineering

It will take approximately \$15.5 million to complete the design and engineering portion of the project before construction, at which point we can pursue bond financing. This is approximately 5% of the total project size with a plan to spend this amount in 2021.

Implementation Schedule

It is anticipated it will take up to three years to complete the engineering, permitting and bidding phases and then another three years to complete construction. It is anticipated that a phased approach will be needed, with Smallwood and Secord dams being completed first and Sanford and Edenville later. An updated implementation schedule will be provided in the feasibility study.



FINANCIAL REVIEW OF COSTS AND ASSESSMENTS

FLTF has received an expert planning level opinion from GEI Consulting of the probable construction cost to reconstruct and/or rehabilitate the Secord, Smallwood, Edenville and Sanford dams. The planning estimate is approximately \$338 million, most being spent from 2022 to 2024. The standard for construction is to look at a useful life being planned of 75 years or greater. The Four Lakes Task Force confidence range, after review, is between \$250 million and \$400 million.

Cost Basis for Estimated Homeowner Assessment

Over the next few months, through the feasibility study, we will determine the project cost ranges and options for financing. The estimated assessment to homeowners will vary by lake. Each lake will pay for its own repair costs which are illustrated in the table below. The base case for this analysis starts with the GEI option.

Repair Estimate – Base Case

	Secord	Smallwood	Wixom	Sanford	Total
Repair Estimate	\$24 million	\$14 million	\$208 million	\$92 million	\$338 million

Four Lakes Special Assessment District

The Special Assessment District consists of the following parcels. A backlot is assumed to be assessed 25% of a front lot of 300 ft. or less with a residential home. Factors for other properties in the assessment model the approximate estimate for “Lakefront Residential.” The current count of parcels is as follows:

	Secord	Smallwood	Wixom	Sanford
Front Lots	1,888	634	2,531	878
Backlots	94	48	531	706

Hydropower

While restoring hydropower long-term is currently viewed as a low probability, FLTF continues to investigate hydropower as an option to offset costs. FLTF is currently exploring all scenarios and is determined to define the best path forward for these four lakes at the lowest possible cost to all individual homeowners.

Scenario Planning for Assessment Costs

To create a confidence range, we start with the GEI planning number, and look at 30- and 40-year financing at 2.25%. The “best case scenario” would be the GEI low end of the estimate, 30% less of the base case and 40-year financing.

A critical issue is that the current Part 307, Inland Lake financing only allows for 20-year financing. This is an issue we are working with the Michigan legislature to change.



Operating Cost Scenario

The above assessment scenarios factor in long-term operation costs. FLTF estimates operation, administration and management costs at \$500,000 per year. Operations will cover costs of maintaining the dams through operations and regular maintenance. The costs of operations will be split evenly across the four lakes and amounts to approximately \$80 per individual assessment of a residential lake home per year. While there are variations in these costs, it is not the major factor in the assessment estimates.

Estimated Assessment Range for a Residential Lake Home on 300 ft. or Less of Frontage

These estimates include operational costs of \$500,000 per year. Using the GEI estimate and assuming FLTF can acquire financing at 2.25%, the range of assessment values by lake are as follows:

	Secord	Smallwood	Wixom	Sanford
Base Case Annual Cost (30-year Financing)	\$445	\$769	\$2,772	\$3,098
Base Case Annual Cost (40-year Financing)	\$339	\$585	\$2,110	\$2,357
Best Case Annual Cost (40-year Financing)	\$237	\$410	\$1,477	\$1,650

Note: backlot estimates can be calculated as 25% of front lot estimates.

The table is an estimate. It considers:

- I. **Lowering assessments by extending payment periods.** A shorter-term loan or higher interest rate could raise these numbers significantly. ***It is critical we obtain 40-year financing.***
- II. **Controlling rebuild and value engineering costs.** If possible, staying on the low end of the GEI opinion could reduce project costs and significantly lessen the burden on homeowners. The major headwind to meeting this objective is the spillway capacity that may be required on which to base future flood level projections and regulations. This could increase costs by 25%.

Models for Reducing Assessments

There are opportunities to lower these ranges. FLTF is exploring all avenues to obtain funds or business models to lower these costs.

Alternative revenue sources will be pursued during the feasibility study. Obviously, hydropower is one, and non-lake owner access fees and sponsorships are others. In addition, we will look to offset costs by establishing endowment funds. We will identify or look at creating funding structures for communities and individuals that will be significantly burdened by these assessments.

Conclusion

Secord is in the range of the prior assessment estimates before the drawdown. Smallwood is higher. Wixom and Sanford are significantly higher. It will be a key focus of the feasibility study to look at all the alternatives to get to the lowest cost possible for the property owner, while not compromising on public safety.

We will have a survey by lake to determine the amount of assessment property owners are economically able to afford to inform the counties and FLTF for how to move forward.



FLTF OPERATIONS AND MAINTENANCE PLAN

Key objectives through this year:

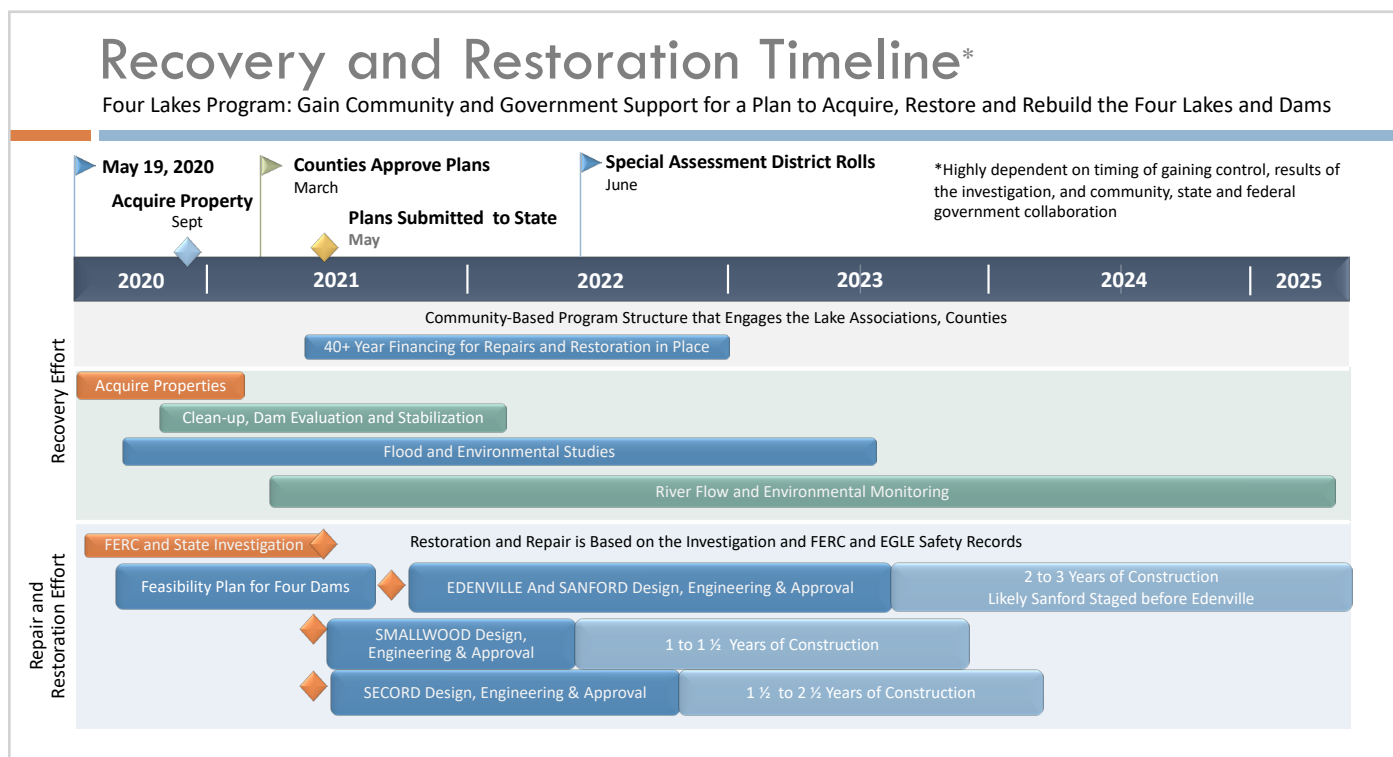
- Keep legal lake levels under their FERC-ordered lower levels until repairs are made and/or measures are implemented for safe operations
- Manage bottom lands and dams and property boundaries
- Investigate options to restore the water levels for Smallwood and Secord lakes to safely bring them back to “normal” lake levels
- Continue to make safety a top priority for residents and the community

FLTF is putting an organization in place that will:

- Operate and maintain the dams
- Perform regulatory compliance and reporting
- Provide engineering support and oversight
- Establish and maintain a property records system
- Provide routine surveillance and inspection of FLTF properties to ensure safe, secure and compliant conditions

KEY MILESTONES

The recovery and restoration timeline provided below lays out a process through 2025 for rebuilding our lakes. Note this timeline is dependent upon when FLTF acquires the properties as well as the conclusion of the federal and state forensic investigations and collaboration among local, state and federal organizations.





As we await these activities, we are actively pursuing clean-up, stabilization and debris removal while developing a workable feasibility plan for restoration of the lakes and dams. Repairs for Secord and Smallwood dams is anticipated to begin in mid-2021, and Edenville and Sanford later in the year.

Note Special Assessment District is anticipated to be put into effect in June 2022.

CRITICAL ISSUES

- **Financing:** Current financing in Part 307 limits long-term financing options. This puts an added financial burden on property owners. Legislation is being introduced to allow to financing of the projects over 40 years
- **Recovery costs are significant:** This is a responsibility of Boyce Hydro, but has become the burden of the community. The Natural Resource Conservation Service (NRCS) covers 75% of the erosion, stabilization and debris removal costs, however it will still require approximately \$15 million of state, local or property owner match (25%). For those impacted by erosion, this is a sizeable investment
- **Time and property access:** FLTF cannot access properties to do vital work until property access from Boyce Hydro is possible. As time passes the ecosystem suffers more and more; homes and livelihoods of many residents and small businesses face prolonged risk. FLTF is taking every action to acquire these properties

FOUR LAKES SPECIAL ASSESSMENT DISTRICT

The Four Lakes Special Assessment District (SAD) is an established geographic boundary of more than 8,000 waterfront parcels along or near the four lakes and “backlot” properties with dedicated (private easement) access. The Four Lakes SAD was established by order of Midland Circuit Court Judge Stephen Carras on May 28, 2019. The assessment levied by the Four Lakes SAD will fund acquisition, repairs, maintenance and operations of the dams. Assessments will vary by lake and be determined based on acquisition and upgrade costs for the respective dam. FLTF is in the process of developing a new assessment methodology.

Get in Touch

 Website: four-lakes-taskforce-mi.com

 FB: facebook.com/FourLakesTaskForce/

 Email: info@fourlakestaskforce.org

Lake Association Websites

Sanford: sanfordlakeassociation.org

Wixom: wixomlakeassociation.org

Secord: secordlakeassociation.org

Smallwood: bit.ly/SmallwoodLakeAssociation

FLTF BOARD OF DIRECTORS

The FLTF was chartered to lessen the burden of government, and acquire, improve and operate the dams on behalf of the counties and the property owners in the Four Lakes Special Assessment District. The Task Force works on behalf of the counties in accordance with Part 307 Inland Lake Level of the Natural Resources and Environmental Protection Act, 1994 PA 451.

FLTF’s priority is to acquire, restore, maintain and operate the dams safely, and at the historic normal lake levels for the community to enjoy. Our desire is to establish public control and to restore the dams so that they are viable long into the future.

FLTF BOARD OF DIRECTORS

Individual county commissioners will serve at the county’s desire.

- David Kepler, Chair, Sanford Lake, 2020-2022
- Adam Beebe, Sanford Lake, 2020-2021
- Don Zakett, Wixom Lake, 2020-2022
- Dave Rothman, Wixom Lake, 2020-2023
- Mark Mudge, Smallwood Lake, 2020-2021
- Phil Dast, Secord Lake, 2020-2023
- Carl Kerr, Secord Lake, 2020-YE 2020
- Joel Vernier, Gladwin County
- Jeanette Snyder, Midland County

FLTF Officers

- Dave Kepler, President
- Tamara McGovern, Treasurer
- Kayla Stryker, Secretary
- Joe Colaianne, Clark Hill, PLC, General Counsel



Four Lakes Task Force