



April 12, 2022

“FLTF is committed to restoring Secord and Smallwood legal lake levels by summer 2024.”

With the award of the \$200 Million State of MI Grant, the FLTF recently released how this grant will help fund the restoration of the 4 Lakes. Secord Lake Association members have questions. Attached is a 3-page letter from FLTF President Dave Kepler to Secord Lake Association (SLA) President Phil Dast to address key questions. We provide a summary below - - - you can read the letter in its entirety [HERE](#).

TIME - The overall Secord project time schedule has not been delayed. **FLTF is very committed to restoring Secord and Smallwood legal lake levels by summer 2024.**

CONSTRUCTION – The State funding provides funding to get all dams to the point where construction can begin. The Construction Special Assessment will not begin until the 2024/2025 timeframe. Meaning, for planning purposes with the current timelines, if additional funding is needed beyond the grants Secord will not have a Construction Special Assessment until after the lake is restored.

SECORD DAM – The cost estimate for Secord Dam have gone up. As engineering is approaching completion, concrete pricing, and design work on the spillway to meet required capacity added cost. The current planning estimate for Secord Dam is \$33.9 Million. With NO STATE grant, the Capital Assessment for the Secord Dam is projected at \$932 annually. This assumes the USDA loan model.

\$200 MILLION STATE GRANT – With the grant, the model from a year ago where each lake would utilize a USDA loan to fund their dam is no longer needed for most of the funding.

Importantly, the State of Michigan is providing \$200 million to the Four Lakes Task Force for the Special Assessment District under Part 307, to make the lakes affordable for all the Four Lakes communities. Given the size of the grant to lower the cost of restoration, the intent was met. By managing and financing as one project and a common assessment for all the SAD, **EVERY PROPERTY OWNER IN THE FOUR LAKES SPECIAL ASSESSMENT DISTRICT WILL HAVE A LOWER COST than if they funded through lake-by-lake financing without state grants.**

For Secord, using the example above, the \$932 annual Capital Assessment is reduced to \$345 annually for a lot with a Benefit Factor of .75 (average in the SAD).

You may be asking, what does all of this mean to Secord?

- 1) Secord is on schedule to return in 2024.
- 2) While the cost to restore the Secord Dam went up, the annual assessment stayed relatively the same.
- 3) The state funding moves the need for a Secord Capital Assessment to the 2024/2025 timeframe.
- 4) The plan lowers risk substantially on timing and costs for all lakes.
- 5) Protects all the homeowners, as this plan provides more certainty.

For updates and more information [FOUR LAKES TASK FORCE - Four Lakes Task Force \(four-lakes-taskforce-mi.com\)](https://four-lakes-taskforce-mi.com)

Please visit Secord Lake Association at www.secordlakeassociation.org for more on the efforts to restore Secord. You can sign up for email updates as they become available. **We welcome our members to help focus our collective energy to restore Secord Lake.**

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