



NEWS YOU CAN USE

Thursday, September 17, 2020

SECORD LAKE ASSOCIATION

www.secordlakeassociation.org

The Four Lakes Task Force (FLTF) held their board meeting on September 10th. The meeting was more than an hour with Q&A about the status of restoring the lakes. You can read their presentation at the first link or can listen to the meeting using the second link.

https://www.four-lakes-taskforce-mi.com/uploads/1/2/3/1/123199575/sept.10_board_meeting_final_430pm.pdf

<https://register.gotowebinar.com/recording/2725429150540628744>

Several people have asked for highlights as they pertain to Secord Lake. While this summary will focus on Secord, we encourage you to research the reference material we will share.

Boyce Hydro has filed bankruptcy. In addition, the counties have filed condemnation (eminent domain) with the FLTF following this closely. **The FLTF is confident the counties will acquire the property.** The goal is by the end of the year.

Critical Issues:

Time and property access: FLTF cannot access properties to do vital work until property access from Boyce Hydro is possible. (Boyce Hydro will not allow FLTF engineers to access the dams). As time passes, the ecosystem suffers more and more and homes and livelihoods of many residents and small businesses face prolonged risk.

Affordability: Current financing in Part 307 limits long-term financing options. We need to be allowed to finance projects over 40 years. (We are seeking help via the State legislature to allow for 40-year funding). FLTF is committed to exhaust all efforts to find other funding sources beyond just the Special Assessment District.

Recovery costs are significant: This is a responsibility of Boyce Hydro, but has become the burden of the community.

Key objectives through this year:

- Keep legal lake levels under the existing condition of the four dams.
- Manage bottomlands, 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.

Significant work needed to stabilize dams:

- Winter repairs and changes on Secord and Smallwood remain unknown (see critical issue above where FLTF does not have access to the property to determine scope of damage or work to repair). Funds are in reserve to pay for these winter repairs once the county owns the property.

There was a question about Secord and Smallwood pertaining to the repairs required by FERC to safely return the lake levels. Regardless of who owns the dam, there are about 30 items, excluding the need for a Secord auxiliary spillway, indicated by FERC that will need to be addressed. If Boyce Hydro does not address these, the FLTF is preparing to do so once the county has ownership. (Note this question occurred about 1 hour and 3 minutes into the presentation should you want to listen).

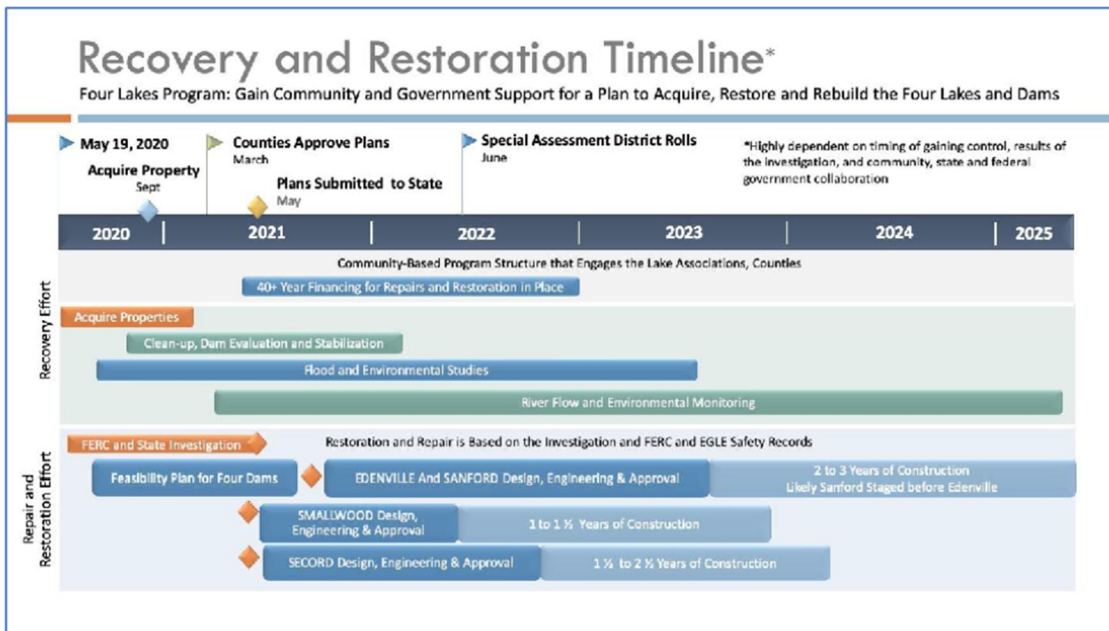


NEWS YOU CAN USE

Thursday, September 17, 2020

There was a follow up question regarding the need for an auxiliary spillway. The comment was made that this is a multiple-year project that will require a financing, design, and implementation plan to gain FERC confidence. Then a plan will be needed to safely operate the dam while the spillway is being constructed. It is possible the lake could be filled while the spillway is being constructed.

The following **Timeline** was shared: It is noted that the timeline is dependent on the county gaining ownership of the property, the forensic investigation yields nothing major that is not already considered, and there is state and federal government collaboration.



Here is the **Financial Review of Costs** shared. Please keep in mind this is an estimate with variables; and at this point, the FLTF engineers do not have access to the property to conduct vital work.

Financial Review of Costs and Assessments

Repair Estimate – Base Case

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

Number of Properties

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



NEWS YOU CAN USE

Thursday, September 17, 2020

The FLTF did share and discuss a series of **First Pass – Assessment Estimates** using three views all without any grants or outside funding. They outlined a process where ALL property owners will have multiple opportunities to learn more and to express their views over the coming months. As mentioned in the 3 Critical Issues outlined on page 1, affordability is one.

First Pass – Assessment Estimates

	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.

- **Estimated Assessment Range for a Residential Lake Home**
 - 40-year financing is critical in reducing the assessment
 - Assumption that project costs are between “low” and “base” range of GEI
 - Spillway capacity is the major item to address

We hope you found this high-level summary useful. Please know we were not able to cover all the topics or information shared, rather we tried to share the key points relevant to Secord.

To learn more:

The FLTF has created an 18-page detailed **RECOVERY AND RESTORATION PLAN 2020-2021 Action Plan**. You can view this at:

https://www.four-lakes-taskforce-mi.com/uploads/1/2/3/1/123199575/fltf_recovery_restoration_plan_9.15.2020.pdf

You can also visit these websites:

Four Lakes Task Force at <https://www.four-lakes-taskforce-mi.com/about.html>

and

Secord Lake Association at www.secordlakeassociation.org

< END >