

Four Lakes Task Force

Gladwin and Midland Counties' Delegated Authority
of the Four Lakes Special Assessment District

MBOR Presentation

Kayla Stryker, FLTF Treasurer

March 5, 2024



Four Lakes Task Force

Agenda

2

- General Information
- 2020-2023 Recovery and Restoration
- Funding and Financing
- Lake by Lake Updates



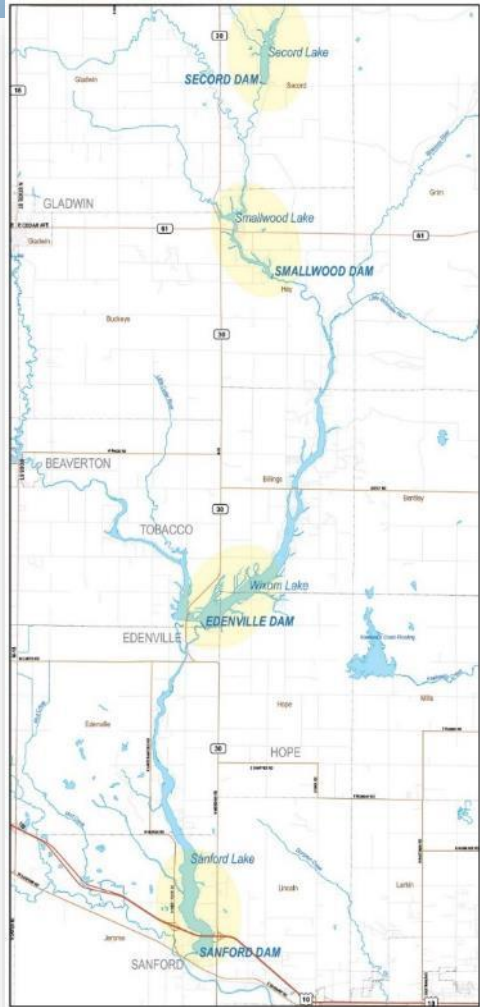
About Four Lakes Task Force

3

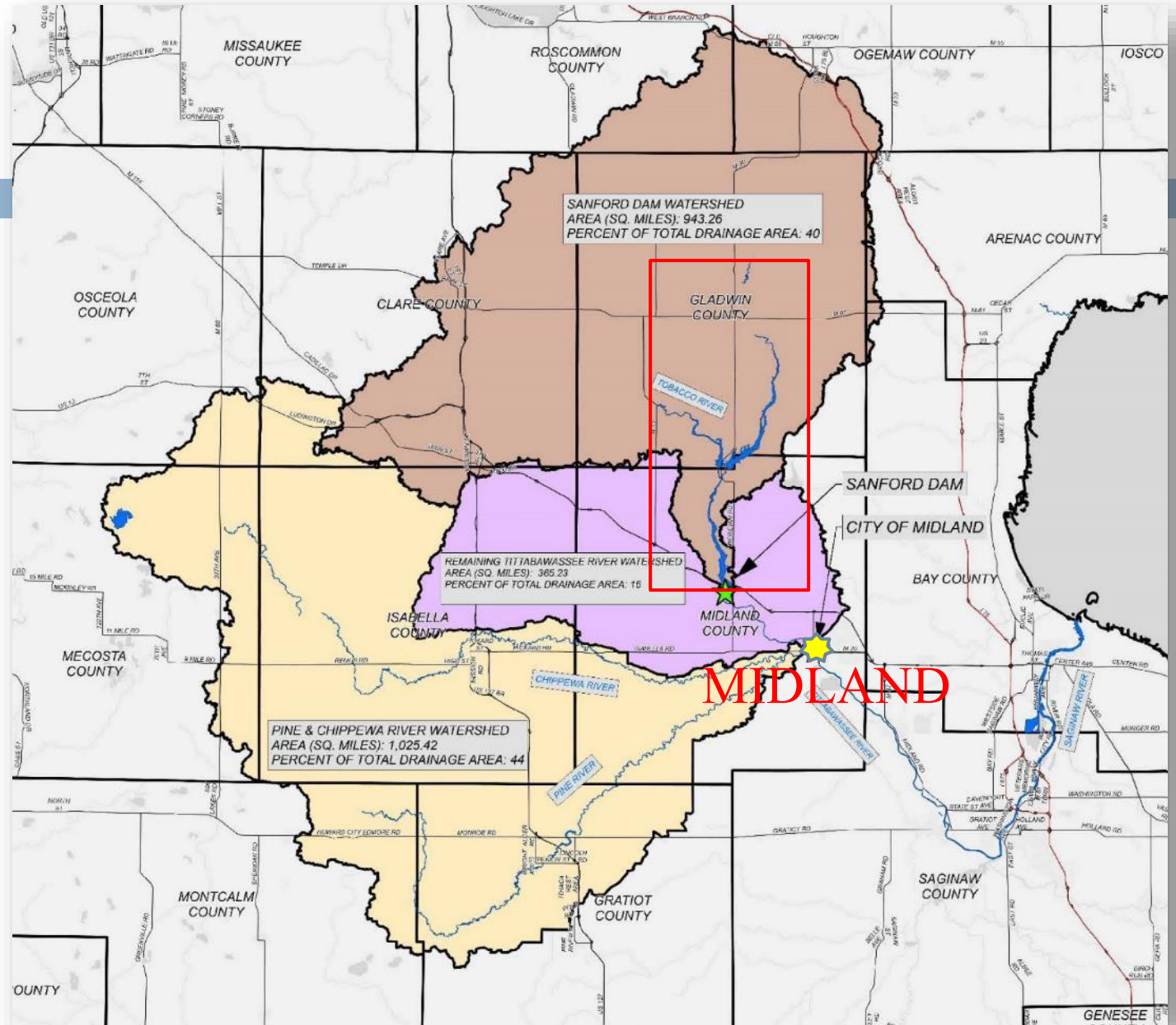
- A 501(c)(3) nonprofit organization led by volunteer lake residents
- The “Delegated Authority” for Midland and Gladwin counties to restore and oversee the maintenance and operations of Secord, Smallwood, Wixom and Sanford lakes and their dams
- Formed in 2018 by representatives from the Lake Associations with a goal to transition the four hydroelectric dams from private ownership to public ownership
- Governed by Part 307 “Inland Lakes Levels” of the Michigan Natural Resources and Environmental Protection Act
 - The purpose of Part 307 is to provide for the control and maintenance of inland lake levels for the benefit and welfare of the public
 - A delegated authority is assigned by the counties to provide for and maintain the lakes
 - Part 307 allows counties to make policy decisions as to the levels of their inland lakes, and to finance, build and maintain dams as necessary
- Focus of reconstruction is DAM SAFETY
- Project Team:
 - Spicer Group – Program Manager / Construction / Permitting
 - GEI Consultants – Dam Safety / Design
 - Merjent / Streamside – Environmental
 - Ayres Associates – Hydrology
 - AECOM – Third Party Review



City of Midland is at the Base of Three Major Rivers



The Four Lakes



The Watershed

2020 – 2023 Progress



2020-2023 Recovery Milestones

6

- Dam Stabilization- projects on Smallwood, Secord, Edenville and Sanford dams have all been completed resulting in safe and stable structures for the interim period before restoration construction can begin.
- Debris Removal – Sanford Dam Debris Removal, Downstream Debris Removal and Bottomland Debris Removal. On Sanford Lake, 1,044 debris points were removed to-date. On Wixom Lake, 1,307 debris points were removed.

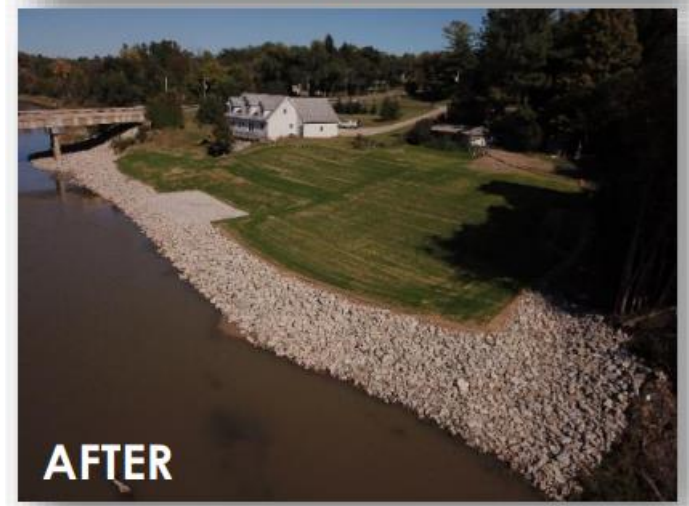


Before

After

- Shoreline Erosion – FLTF has performed 22 shoreline stabilization projects and 6 culvert stabilization projects. In total, 10,634 feet of shoreline was restored using 48,335 tons of riprap among other materials.

CURTIS ROAD



2020-2024 Restoration Pre-Construction

7

- Precipitation and flood modeling and design engineering were completed allowing Secord and Smallwood to acquire all permits and select a contractor
- Sanford design engineering is complete and permit has been issued
- Edenville design engineering is complete, anticipate an April permit
- Dam and bottomland properties were acquired on behalf of the counties through condemnation
- Hydrology analysis, PMP study, Feasibility study, environmental studies- all completed to allow for permitting and restoration to move forward




Financing and Funding




FLTF Funding

- Of the \$200 Million for Restoration, \$20 Million was needed to complete pre-construction and recovery
- \$180 Million left to apply to Restoration



Four Lakes Task Force

Funding Sources - Post May 2020	
State of Michigan	
SOM \$15M Interim	\$ 15,000,000.00
SOM \$2.5M Interim	\$ 2,500,000.00
EGLF Funds	\$ 3,000,000.00
\$200M Restoration	\$ 200,000,000.00
USDA NRCS	
EWP Grants	\$ 20,413,449.62
FEMA HHPD	
FY '21 & FY '22	\$ 702,615.00
USDA Community Facilities	
Boom Grant	\$ 795,000.00
Private Donations	
Just under \$5 million in private donations raised	
Total	\$ 247,411,064.62



FLTF Expenditures Pre-Restoration

2020-2023 High Level Interim Expenditures prior to Construction						
	State of Michigan	Federal	Private Donations	Homeowner Share	SAD	Total Expenditure
Recovery	\$ 12,715,740	\$ 20,413,450	\$ 75,000	\$ 691,880		\$ 33,896,069
Preconstruction Restoration	\$ 24,961,903		\$ 1,395,418			\$ 26,357,320
O&M	\$ 855,211		\$ 875,812		\$ 2,457,670	\$ 4,188,694
Total Spent on interim by source	\$ 38,532,854	\$ 20,413,450	\$ 2,346,230	\$ 691,880	\$ 2,457,670	\$ 64,442,083

- \$64 Million in Recovery, Pre-construction restoration, Operations and Maintenance expenditures from 2020-2023
 - ▣ Only \$2.4M of which was assessed to the Four Lakes SAD, for O&M
- Anticipate an additional \$1.2M in spending on preconstruction restoration in 2024, for a total spend of \$65.6M

Appeals Notice

- FLTF is currently in the process of responding to a legal appeal to the Four Lakes Special Assessment District
- We announced a pause work plan should the appeal not be wrapped up by June, when we need to move forward with financing
 - ▣ Visit website for more information

Dam	Suspension Date and Description
Secord	June 2024 Shortly after the completion of the auxiliary spillway
Smallwood	August 2024 After auxiliary spillway is complete and the low flow outlet is stabilized
Edenville	May 2024 The final phase of the Edenville Dam, planned to start by May (pending permit), is now delayed until financing September 2024 The completion of the current embankment improvement project
Sanford	December 2024 Completion of the current east side work



Four Lakes Task Force Special Assessment District
COMPUTATION OF COST
Capital Improvement of Secord, Smallwood, Edenville and Sanford
January 15, 2024 Special Assessment Hearing

Be It Known, that the Four Lakes Task Force, acting as the delgated authority on behalf of Midland and Gladwin Counties on part 307 Legal Lake Levels, in accordance with the statute in such case, made the following computation of the entire cost of said lake level, to-

1 Establishment of Special Assessment District

Establishment of Special Assessment District and Legal Lake Level were set as a result of the May 2019 Court Order, all costs associated with the hearing, land aquisition and design engineering were either private or public grants and no Special Assessment District funds were required \$0

Preparation of Assessment Roll and Levying Assessments for Capital Roll \$50,000

2 Construction Administration - Quality Assurance, Quality Controls, Surveying, Project Controls

Secord	\$10,200,000
Smallwood	\$7,800,000
Edenville	\$15,800,000
Sanford	\$13,200,000

3 Estimated Cost of Construction

All lakes: site safety, booms, Electrical services	\$7,200,000
Secord	\$57,000,000
Smallwood	\$42,400,000
Edenville	\$127,000,000
Sanford	\$76,800,000

4 Estimated Cost of Appeal \$100,000

5 Cost of Mailing, Publishing Notices and Administration \$9,500

6a Loan & Bond Issuance Costs

USACE Loan Fee	\$250,000
Rating Fees	\$75,000
MAC Fee	\$900
Printing notice of sale and official statement	\$3,250
Michigan Department of Treasury Filing for bond	\$1,100
Michigan Department of Treasury Filing for loan	\$1,100
Bond Counsel and Financial Advisor for loan	\$180,000
Bond Counsel and Financial Advisor for bond	\$220,000

6b Cost of Capitalized Interest \$6,000,000

Gross Sum of Expenses \$364,290,850

Contingent Expenses (9.5 ±%) \$34,584,150

Total project computation of cost \$398,875,000

Less State of Michigan Grant -\$180,000,000

Less USDA Boom Grant, MDOT Settlement -\$1,175,000

Total amount to be assessed \$217,700,000

Total not to exceed computation of cost

- Approved by FLTF Board at January 15, 2024 Day of Hearing
- Approved by Midland and Gladwin Board's of Commissioners on February 6, 2024
- Financing will proceed following closure of the appeal issue

Lake by Lake Updates

Note: timing for construction completion indicated in these slides assume a closure of the appeal issue and the ability to finance by June 2024. If appeals are not closed by then and the construction pause goes into affect, these schedules will be delayed.

Secord

14

Cutoff wall was added to the embankment

Work continues on the auxiliary spillway (in the upper right corner of the top photo)

Crews are currently working on pouring concrete for the auxiliary spillway chute.

Recently, crews finished placing concrete for the right powerhouse wall and are continuing with the left wall.

Anticipated completion September 2025



Smallwood



- In the top photo, the auxiliary spillway on the left is being completed.
- A noticeable change from one year ago is the construction of the powerhouse walls and auxiliary spillway. You can see one powerhouse wall is poured and half of the other one is complete.
- Crews are preparing to install cofferdams to demolish the existing spillway and install new gates.
- Anticipated completion March 2025



Wixom

16

- Dam Stabilization completed
 - ▣ Sediment plug removed from river
 - ▣ Flow restored to natural stream
- Permitting is in process
- Phase III – SCB Cutoff Wall Complete
- Phase IV – Embankment Restoration
- Construction completed September 2026

EDENVILLE DAM
May 21, 2020



MAJOR ACCOMPLISHMENT

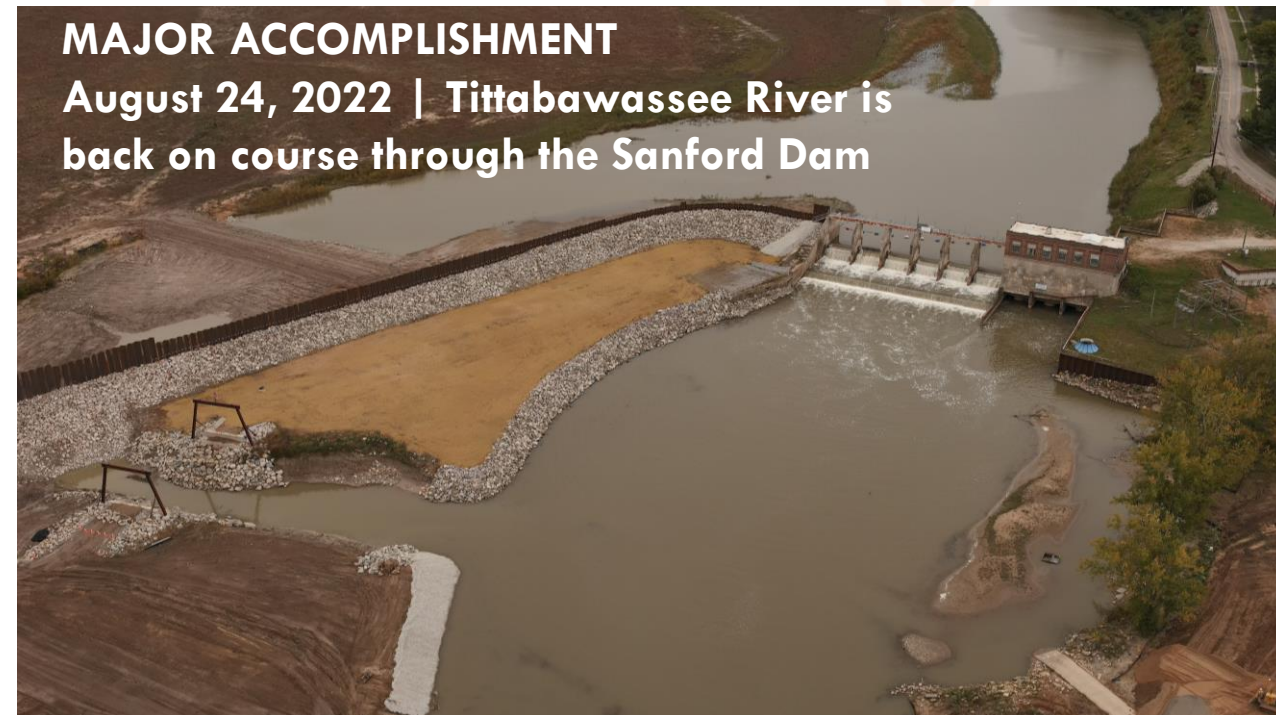
October 28, 2021 | Tittabawassee River once again flows in its original path through the Edenville Dam



Sanford

17

- ❑ Dam Stabilization completed
 - ❑ Sheet pile into embankment
 - ❑ Flow restored to natural stream
- ❑ Permitting is complete
- ❑ Restoration project has begun
- ❑ Anticipated completion spring 2026



18

Questions