

May 1, 2026

### **Miner Lake Sewer Special Assessment District Informational Sheet**

This sheet provides information on the proposed Special Assessment District around Miner Lake which will fund the construction of a public sewer system. The information contained on this sheet is for informational purposes only and does not provide a guarantee of any costs or construction associated with the proposed project. Cost estimates are based on engineering reports and professional experience, but are still just estimates. Property assessments will be based on the actual costs to complete the Project if approved, which may be higher or lower than the estimates provided below.

The properties to be included on the Special Assessment District are defined on the attached map and parcel list. Engineering firm Fleis & VandenBrink estimates the total project cost to be \$15,590,000. The project costs may be financed through loans, grants, bonds, or a combination. Interest rates vary based on the source of the financing and could range from 3.75% to 6% or higher. The Special Assessment District, if established, would allow property owners to pay the assessment over several years.

In 2025, the Township obtained conditional approval for a 2.75% interest loan from the Michigan Department of Environment, Great Lakes, and Energy (EGLE) for the full amount of the estimated project cost. This loan requires an additional 1% interest rate addition, totaling 3.75%. This loan may be paid back over thirty (30) years through the Special Assessment District. This conditional approval has since expired, but can be requested again.

The Township would seek a similar loan with similar rates if the petitions were approved. Based on that loan and interest rate, the estimated total cost per parcel within the project area is \$98,606.75, which would be spread over thirty (30) years, resulting in an estimated annual cost per parcel of approximately \$4,417 the first year and decreasing each year thereafter. See the attached schedule. The project costs may be financed through a similar loan or other grants and loans and will be bonded by Allegan Township.

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#### **What Are the Estimated Costs?**

Estimated total project cost	= <b><i>\$15,590,000 (includes 20% Contingency)</i></b>
Assumed parcels in district	= <b><i>250</i></b>
Cost per parcel	= $\$15,590,000/250$ about <b><i>\$62,360 per household</i></b>
Annual Interest	= 3.75% (see schedule for annual interest)
Total	= <b><i>\$98,606.75</i></b>

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At this point in the process, we only have the project estimates from Fleis&VandenBrink. The contingency added above is in case the estimates are too low compared to the actual construction bids received. If EGLE funds are offered and accepted, the project construction must be competitively bid to all qualified contractors. Once the final project costs are known, the final special assessment to each parcel will be calculated based on actual project costs.

In addition to the loan, we estimate the City of Allegan Treatment will include a 'Ready to Serve Fee' of \$17 per month and \$7 per 1,000 gallons of treatment. Depending on their specific water usage, we estimate most families would ***pay between \$50-\$60 per month for treatment in addition to their loan.*** The City of Allegan may adjust these rates in accordance with their ordinances.

This means approximately ***\$425 per month in the first year***, then declining every year per the schedule.

For those who are in the district but prefer to pay their full assessment at one time, only the ongoing treatment fees would apply once the assessment commitment was met, meaning \$50-60 per month.

May 1, 2026



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ALLEGAN TOWNSHIP  
 COUNTY OF ALLEGAN, STATE OF MICHIGAN  
 2027 SPECIAL ASSESSMENT BONDS - ESTIMATE

SCHEDULE OF PROPERTY OWNER ASSESSMENTS

Special Assessment				
Installments Due 12/1	Beginning Balance	Annual Principal	Annual Interest	Total Collections
2027	\$ 62,360.00	\$ 2,078.67	\$ 2,338.50	\$ 4,417.17
2028	60,281.33	2,078.67	2,260.55	4,339.22
2029	58,202.67	2,078.67	2,182.60	4,261.27
2030	56,124.00	2,078.67	2,104.65	4,183.32
2031	54,045.33	2,078.67	2,026.70	4,105.37
2032	51,966.67	2,078.67	1,948.75	4,027.42
2033	49,888.00	2,078.67	1,870.80	3,949.47
2034	47,809.33	2,078.67	1,792.85	3,871.52
2035	45,730.67	2,078.67	1,714.90	3,793.57
2036	43,652.00	2,078.67	1,636.95	3,715.62
2037	41,573.33	2,078.67	1,559.00	3,637.67
2038	39,494.67	2,078.67	1,481.05	3,559.72
2039	37,416.00	2,078.67	1,403.10	3,481.77
2040	35,337.33	2,078.67	1,325.15	3,403.82
2041	33,258.67	2,078.67	1,247.20	3,325.87
2042	31,180.00	2,078.67	1,169.25	3,247.92
2043	29,101.33	2,078.67	1,091.30	3,169.97
2044	27,022.67	2,078.67	1,013.35	3,092.02
2045	24,944.00	2,078.67	935.40	3,014.07
2046	22,865.33	2,078.67	857.45	2,936.12
2047	20,786.67	2,078.67	779.50	2,858.17
2048	18,708.00	2,078.67	701.55	2,780.22
2049	16,629.33	2,078.67	623.60	2,702.27
2050	14,550.67	2,078.67	545.65	2,624.32
2051	12,472.00	2,078.67	467.70	2,546.37
2052	10,393.33	2,078.67	389.75	2,468.42
2053	8,314.67	2,078.67	311.80	2,390.47
2054	6,236.00	2,078.67	233.85	2,312.52
2055	4,157.33	2,078.67	155.90	2,234.57
2056	2,078.67	2,078.67	77.95	2,156.62
	<u>\$ 62,360.00</u>	<u>\$ 36,246.75</u>	<u>\$ 36,246.75</u>	<u>\$ 98,606.75</u>

Interest Rate: 3.75%

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The information contained herein was derived from sources generally recognized as reliable and does not make any representations as to correctness or completeness and has in no way been altered except to the extent that some information may be summarized, and is in no way intended to be a solicitation for order.