



MILL POND DAM MILLAGE INFORMATION

November 3, 2026 General Election

On November 3, 2026, Village of Northport voters will vote on a proposal authorizing the Village to levy up to **1.24 mills for 20 years** to provide funding for replacement and reconstruction of the Mill Pond Dam and related project costs.

This information is provided by the Village of Northport to explain the ballot proposal and its potential financial impact. The Village Council does not advocate for or against the ballot proposal.

What will appear on the ballot?

-----Begin Ballot Excerpt-----

VILLAGE OF NORTHPORT MILL POND DAM REPLACEMENT MILLAGE PROPOSAL

This millage will allow Village of Northport to levy 1.24 mills (\$1.24 per \$1,000.00) to provide funds for the replacement and reconstruction of Mill Pond Dam and related improvements.

Shall the limitation on the amount of taxes which may be imposed on taxable property in the Village of Northport, County of Leelanau, Michigan, be increased by and the Village be authorized to levy a new additional millage in an amount not to exceed 1.24 mills (\$1.24 per \$1,000 of taxable value) for a period of twenty (20) years, beginning in 2027 and continuing through 2046, inclusive, for the purpose of providing funds for the reconstruction and replacement of the Mill Pond Dam, including all necessary engineering, design, permitting, environmental compliance, reconstruction, replacement, repair, maintenance, financing costs, legal expenses, and all related improvements, costs, and expenses?

It is estimated that the levy of 1.24 mills would raise approximately \$103,524.00 in the first year the millage is levied (2027).

☐ YES

☐ NO

-----End Ballot Excerpt-----

A “Yes” vote authorizes the Village to levy the millage. A “No” vote does not authorize the millage.



Why does the Village need to address the Mill Pond Dam?

The Mill Pond Dam was constructed in 1935. In 2022, the Village retained GEI Consultants to inspect the structure because of ongoing maintenance needs and deterioration. GEI rated the dam “in poor condition” and identified deterioration of the concrete spillway, including cracking, spalling, exposed aggregate and displacement. GEI also determined that the existing spillway does not have adequate capacity to convey the 100-year design flood without overtopping.

The inspection did not identify an immediate threat to the dam's structural stability. However, based on the age of the structure and progression of concrete deterioration, GEI recommended that the Village plan for replacement of the structure within five years. The Village subsequently commissioned a feasibility study to evaluate long-term alternatives for addressing the dam.

What alternatives has the Village considered?

The Village has considered two primary long-term alternatives:

- 1. Replacement:* Replace/reconstruct the dam and retain the Mill Pond.
- 2. Removal:* Remove the dam and restore Northport Creek through the existing impoundment.

GEI’s 2023 feasibility study evaluated both alternatives and recommended replacement of the downstream W. Third Street culvert under either scenario. Under the removal alternative, GEI also recommended considering replacement of the upstream W. Third Street culvert to improve aquatic habitat connectivity.

Continued repair and maintenance of the existing dam is possible in the short term, but GEI has not identified rehabilitation of the existing structure as a long-term alternative. The 2022 inspection recommended that the Village plan for replacement within five years because of the age of the structure and progression of concrete deterioration. The Village has continued to perform maintenance and repairs while evaluating a long-term solution.

Dam removal could provide environmental benefits, including restoration of stream habitat and aquatic connectivity. The Village has identified potential state, federal, tribal and nonprofit funding sources that could assist with removal and stream restoration.

Replacement would retain the Mill Pond and is expected to rely primarily on local funding.

The Village Council determined that voters should have the opportunity to decide whether to authorize the local funding necessary to pursue replacement.

What would the millage cost taxpayers?

The ballot proposal authorizes a maximum levy of 1.24 mills, or \$1.24 for every \$1,000 of taxable value.



To calculate the maximum annual cost of the proposed millage for your property, divide the property's taxable value by 1,000 and multiply the result by 1.24.

Example: A property with a taxable value of \$175,000 would have a maximum annual cost of \$217: $\$175,000 \div 1,000 \times 1.24 = \$217$.

Property Taxable Value	Maximum Annual Cost
\$100,000	\$124
\$150,000	\$186
\$200,000	\$248
\$250,000	\$310
\$300,000	\$372

Taxable value is not the same as market value. A property's taxable value can be found on its property tax bill or assessment notice.

How much revenue would the millage generate?

The Village's 2026 total taxable value is \$83,486,798.

At the maximum rate authorized by the ballot question of 1.24 mills, the millage is estimated to generate approximately \$103,524 in its first year.

If taxable value remained unchanged and the full 1.24 mills were levied for all 20 years, the millage would generate approximately \$2.07 million. Actual collections will vary because of changes in taxable value, Headlee millage reductions, and other factors.

Will the Village necessarily levy 1.24 mills every year for 20 years?

No. 1.24 mills is the maximum authorized rate. The Village Council would determine the amount actually levied as part of its annual budgeting and tax levy process, subject to the requirements of any bonds or other financing issued for the project. The Village may levy less than the maximum rate when appropriate based on project costs, financing requirements, taxable value, other available revenues, and debt retirement.

How would the Village finance replacement?

The Village would not wait 20 years to accumulate the millage revenue before replacing the dam. If voters approve the millage, the Village anticipates borrowing against the dedicated millage revenue stream. The annual millage proceeds would then be used to repay the debt.

The Village anticipates that design, permitting and construction could proceed within approximately one to two fiscal years following voter approval, subject to engineering, permitting, financing and construction requirements.



Village General Fund resources or other available funding could also be used for eligible project costs.

How much is replacement expected to cost?

The Village currently uses approximately \$1.5 million as its Capital Improvement Plan planning estimate for replacement of the Mill Pond Dam.

The 1.24-mill proposal provides additional funding capacity for construction cost escalation, engineering and design, permitting, financing costs, legal expenses, contingencies and other project-related costs. Final project costs will not be known until engineering is completed and construction bids are received.

The Village has used GEI's 2023 feasibility study cost estimates as the basis for current planning, with a 20% adjustment for inflation and future project costs. Additional contingencies for planning, engineering, design, and financing bring the current planning estimate to approximately \$2 million, roughly equivalent to the anticipated revenue from the proposed millage. GEI's original estimates are provided below.

GEI Feasibility Study Table 4. Cost estimations for each proposed project component

Proposed Project Component	Cost Estimate
Dam Replacement	\$490,750
Dam Removal and Stream Restoration	\$401,250
Downstream Culvert Replacement (3rd Street)	\$420,000
Upstream Culvert Replacement (3rd Street)	\$300,000

GEI Feasibility Study Table 5. Cost estimations for the proposed projects

Proposed Project	Cost Estimate
Dam Replacement with Downstream Culvert Replacement	\$910,750
Dam Removal and Stream Restoration with Downstream Culvert Replacement and Upstream Culvert Replacement	\$1,121,250
Dam Removal and Stream Restoration with Downstream Culvert Replacement	\$821,250

These are conceptual estimates and final project costs would depend on project scope, engineering, permitting, financing, and construction bids.

What happens if the millage is not approved?

The ballot question determines whether voters authorize the dedicated local property tax proposed to fund replacement of the Mill Pond Dam. If the millage is not approved, the Village Council has resolved to “seek outside funding sources for the purpose of removing the Mill Pond Dam.”



If the ballot question fails, the Village Council would need to reconsider how to address the dam in light of its condition, available funding and the alternatives identified through the Village's engineering and environmental review, including dam removal.

Where can I learn more?

Additional information is available on the Village website, including:

- 2022 GEI Mill Pond Dam Inspection Report
- 2023 GEI Mill Pond Dam Feasibility Study
- 2026 GEI Post Storm Event Northport Dam Assessment Technical Memorandum
- Village Council resolutions and meeting materials

Village of Northport
116 W. Nagonaba Street
www.villageofnorthport.net