January 21, 2026

To the Residents of Edenville Township:

I trust all have recovered from the holidays, set in on their New Year's resolutions and are off to a great 2026.

I had planned on my next letter to you to cover the Waterway Assessment; however, I'm switching things around a bit and wanted to discuss our township's hall, the Swanton Memorial Hall.

As I understand the history, the hall was built by the Swanton family for the township and is endowed by a trust fund. In the 1990's the hall which had been an independent facility was loosing money (it's expenses were greater than the proceeds from the Endowment), and was made a gift to the township, along with the Endowment to support its upkeep.

The Endowment is fairly typical of these kind of arrangements, with the range of investments very limited to low-interest fixed income instruments. The Endowment calls for an annual payout of 5% of the principal to the township, which for the past 20 or so years has hovered between $15,000 and $20,000. The balance of the trust is around $450,000 and varies with the performance of it's investment portfolio. The investments are managed by the trust department of a regional bank and from the review with them, they have been meeting their benchmark returns. This is a long-winded way of saying that while there might be a slight opportunity to improve the returns from the trust fund, the township would be wise to plan on an annual return from the trust around it's current levels going forward.

In working with our Clerk and Treasurer, a proforma was developed that looked back at costs to run the hall, and what projected costs were going into the future. This was reviewed at the December 2025 Township Board Meeting.

The summary is that for the past couple of years, the township has been subsidizing the hall operations by roughly $10,000 to $15,000 annually. This

shortfall was covered by our General Fund and can be thought of as a hidden tax on all property owners. These expenses and the projected budget did not account for maintenance or replacement of the aging HVAC system, Kitchen facilities, bathrooms, flooring or other furnishings of the Hall.

These financial realities caused the board to take a long and hard look at the halls expenses and projected maintenance needs which in turn led to the newly adopted rental fees.

With the adoption of the new fee structure, it is projected eliminate the subsidy from the General Fund and allow the accumulation of $5,000 to $7,000 annually for maintenance and capital improvement to the hall.

Several residents have further expressed interest in pursuing some sort of social activities at the hall for the benefit of the residents. The board is keen to explore such ideas and if interest continues, will be a topic for a future Coffee with the Council.

Hopefully you find this explanation helpful in understanding why the Swanton Hall rental fees were adjusted.

Next topic will review the Edenville Waterway Assessment and timeline projections for the returning of water to Sanford Lake.

Till then....

God Bless you, Edenville Township, Midland County, the State of Michigan, and the United States.

Respectfully,

Arthur C. Peters
Supervisor
Edenville Township