

PINE RIVER TOWNSHIP

Gratiot County, Michigan

August 18, 2026

Agenda

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Brief Public Comments (3 Minutes)
5. Approval of Agenda
6. Approval of Minutes – July 21, 2026
7. Approval to Pay Bills
8. Reports by Boards, Committees & Agents
 - a. Treasurer's Report
 - b. Budget Report
 - c. Zoning & Blight Report
 - d. Assessor's Report
 - e. Fire Board Report
9. Business before the Board
 - a. Brownfield - Lakeside Estates
 - b. MML-Liability & Property Pool Renewal Proposal
 - c. L-4029
 - d. National Flood Insurance Program
10. Announcements and Upcoming Meetings
 - a. September 15, 2026
11. Adjournment

MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
AUGUST 18, 2026

- 1) The regular monthly meeting of the Pine River Township Board was called to order at 7:00PM by Supervisor Beeson at the Township Hall.
- 2) Pledge to the Flag: The Board and the Public said the Pledge to the flag.
- 3) Roll Call: Best: present; Moeggenborg: absent; Beeson: present; Whitmore: present; Baker: present. (4) Board members present, (1) absent.
- 4) Public Comments:
 - a) None.
- 5) Approve the Agenda:
 - a) Motion made by Best: second by Baker: to approve the Agenda with addition of 9d. All present Board members approved. Motion carried 4-0.
- 6) Approval of Minutes:
 - a) Motion made by Best: second by Baker: to approve the Minutes of the special meeting of July 21, 2026. All present Board members approved. Motion carried 4-0.
 - b) Motion made by Baker: second by Best: to approve the Minutes of the regular meeting of July 21, 2026. All present Board members approved. Motion carried 4-0.
- 7) Approval to Pay Bills:
 - a) Motion made by Best: second by Baker: to approve the payment of bills for the total \$52,166.01. All present Board members approved. Motion carried 4-0.
- 8) Reports by Boards, Committees, and Agents:
 - a) Treasurer's Report: Discussion: Board reviewed, bank reconciliations have been received and reviewed by all present. Placed on file.
 - b) Budget Report: Discussion: report placed on file.
 - c) Zoning and Blight Officer: Discussion: report placed on file.
 - d) Assessor Report: no report
 - e) Fire Services: Beeson reported rope training for area departments to be had soon
- 9) Business before the Board:
 - a) Brownfield – Lakeside Estates
 - i) Introduction by K. Zehner of Greater Gratiot Development, presentation from Sam Mariuz of Fleis & VandenBrink and Greg Bird of Allen Edwin Homes
 - ii) Discussion
 - iii) Motion made by Baker: second by Whitmore: to approve Resolution #2026-04 of Understanding to Utilize the Gratiot County Brownfield Redevelopment Authority for the Lakeside Estates Development. Roll Call Vote: Best: yes; Moeggenborg: absent; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 4-0.
 - iv) Motion made by Best: second by Baker: to approve Resolution #2026-05 Concurring with the Provision of the Brownfield Plan for the Lakeside Estates Development. Roll Call Vote: Best: yes; Moeggenborg: absent; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 4-0.
 - b) MML – Liability & Property Pool Renewal Proposal
 - i) Motion made by Baker: second by Best: to approve the annual premium of \$12,004. All present Board members approved. Motion carried 4-0.
 - c) L-4029
 - i) Motion made by Baker: second by Best: to approve the L-4029 form as prepared by Assessor Merchant with rates of 0.9 for Operations and 1.0 for Fire/Rescue. All present Board members approved. Motion carried 4-0.
 - d) National Flood Insurance Program

- i) Motion made by Best: second by Baker: to adopt Ordinance #2026-103 Addressing Floodplain Management Provisions of the State Construction Code as presented. All present Board members approved. Motion carried 4-0.
- ii) Motion made by Best: second by Baker: to approve Michigan Community Resolution to Manage Floodplain Development for the National Flood Insurance Program as presented. All present Board members approved. Motion carried 4-0.
- iii) Motion made by Baker: second by Best: to approve Michigan Community Resolution and Intergovernmental Agreement to Manage Floodplain Development for the National Flood Insurance Program as presented. All present Board members approved. Motion carried 4-0.

10) Announcements and Upcoming Meetings

- a) Next Board Meeting – September 15, 2026

11) Adjournment:

- a) Motion made by Whitmore: second by Baker: to adjourn the meeting at 8:01PM. All present Board members approved. Motion carried 4-0.

Submitted by Andi Whitmore, Clerk

**PINE RIVER TOWNSHIP
Gratiot County, Michigan**

RESOLUTION NO. 2026-04

**RESOLUTION OF UNDERSTANDING TO UTILIZE THE GRATIOT COUNTY
BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE
LAKESIDE ESTATES DEVELOPMENT
PINE RIVER TOWNSHIP, MICHIGAN**

At a regular meeting of the Pine River Township Board, held at Pine River Township Hall, 1495 W Monroe Road, St. Louis, Michigan 48880 Pine River Township, Gratiot County, Michigan, at 7:00 PM on the 18th day of August 2026, the following resolution was offered by:

Board Member Baker

and supported by Board Member Whitmore.

PRESENT: Best, Beeson, Whitmore, Baker

ABSENT: Mueggenborg

WHEREAS, Pine River Township has a proposed brownfield redevelopment project located along Lakeside Drive and Kali Lane in Pine River Township, commonly known as the Lakeside Estates development, for which a Brownfield Plan dated July 28, 2026 as amended and as approved by the GCBRA on August 18, 2026 (the "Plan") has been prepared; and

WHEREAS, Pine River Township desires to utilize the Gratiot County Brownfield Redevelopment Authority (the "GCBRA") to review, process, administer, and implement the Plan in accordance with the Michigan Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (the "Act"); and

WHEREAS, the Gratiot County Board of Commissioners established the GCBRA under the procedures of the Act to facilitate the redevelopment of eligible property within Gratiot County; and

WHEREAS, the GCBRA is prepared to assist Pine River Township with the review and administration of the Plan, and the Township acknowledges the following provisions identified in the Plan:

- The Plan provides for an administrative capture by the GCBRA equal to 5% of local tax increment revenues, estimated at \$70,678 over the term of the Plan.
- The Plan does not contemplate capture to the Gratiot County Local Brownfield Revolving Fund.
- The Plan anticipates an estimated \$256,527 in deposits to the State Brownfield Redevelopment Fund from applicable State Education Tax capture, as provided in the Plan and the Act.
- Eligible activities are anticipated to be financed by the developer and reimbursed from tax increment revenues in accordance with the Plan and an accompanying reimbursement agreement; no advances from Pine River Township or Gratiot County are anticipated at this time.

WHEREAS, Pine River Township will have the opportunity to consider and comment on the Plan through its concurrence action before final consideration of the Plan by the Gratiot County Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED, that the Pine River Township Board requests that the Gratiot County Brownfield Redevelopment Authority undertake review, processing, administration, and implementation of the Lakeside Estates Brownfield Plan in accordance with the Act and the terms of the Plan.

BE IT FURTHER RESOLVED, that Pine River Township acknowledges and understands the GCBRA administrative capture, State Brownfield Redevelopment Fund deposits, developer reimbursement structure, and absence of Local Brownfield Revolving Fund capture described in the Plan.

BE IT FURTHER RESOLVED, that this Resolution of Understanding does not independently approve costs or tax increment capture beyond the amounts and terms ultimately approved in the Brownfield Plan by the applicable approving bodies under the Act.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.'

AYES: *Best, Beeson, Whitmore, Baker*

NAYS: *Ø*

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

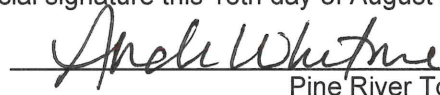
STATE OF MICHIGAN }

 } ss.

COUNTY OF GRATIOT }

I, *Andi Whitmore*, the duly qualified and acting Clerk of Pine River Township, Gratiot County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Pine River Township Board at a meeting held on August 18, 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereto affixed my official signature this 18th day of August 2026.



Pine River Township Clerk
Pine River Township, Michigan

**PINE RIVER TOWNSHIP
Gratiot County, Michigan**

RESOLUTION NO. 2026-05

**RESOLUTION CONCURRING WITH THE PROVISIONS OF THE BROWNFIELD PLAN
FOR THE LAKESIDE ESTATES DEVELOPMENT
PINE RIVER TOWNSHIP, MICHIGAN**

At a regular meeting of the Pine River Township Board, held at Pine River Township Hall, 1495 W Monroe Road, St. Louis, Michigan 48880 Pine River Township, Gratiot County, Michigan, at 7:00 PM on the 18th day of August 2026, the following resolution was offered by:

Board Member Best

and supported by Board Member Baker.

PRESENT: Best, Beeson, Whitmore, Baker

ABSENT: Muegggenborg

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (the "Act"), authorizes municipalities to create brownfield redevelopment authorities to promote the revitalization, redevelopment, and reuse of eligible property through tax increment financing of eligible environmental, non-environmental, and housing development activities approved in a brownfield plan; and

WHEREAS, the Gratiot County Board of Commissioners established the Gratiot County Brownfield Redevelopment Authority (the "GCBRA") under the procedures of the Act to facilitate the redevelopment of eligible property within Gratiot County; and

WHEREAS, a Brownfield Plan dated July 28, 2026, as amended and as approved by the GCBRA on August 18, 2026 (the "Plan") has been prepared for the Lakeside Estates development on 19 vacant parcels totaling approximately 14 acres located along Lakeside Drive and Kali Lane in Pine River Township, Gratiot County, Michigan, as more particularly identified in the Plan; and

WHEREAS, the proposed redevelopment will prepare the property for 19 new single-family homes, including four income-restricted rental homes at rents affordable to households at 100% of Area Median Income for a 10-year period, with the remaining homes anticipated to be available for sale or rent at market rates; and

WHEREAS, the Plan identifies the property as eligible "housing property" under the Act and proposes reimbursement of eligible housing development activities, site preparation, infrastructure, environmental assessment, Brownfield Plan and work plan preparation and implementation, contingency, and eligible financing costs through tax increment revenues in accordance with the Plan and the Act; and

WHEREAS, the Plan has been prepared for consideration by the GCBRA and the Gratiot County Board of Commissioners, and Pine River Township desires to formally concur with the Plan for the Lakeside Estates development; and

WHEREAS, following Township concurrence and recommendation by the GCBRA, the Gratiot County Board of Commissioners is anticipated to consider the Plan in accordance with the applicable public hearing, notice, and approval requirements of the Act.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended, MCL 125.2651 et seq., the Pine River Township Board hereby

concurs with the Brownfield Plan dated July 28, 2026, for the Lakeside Estates development and supports its consideration by the Gratiot County Brownfield Redevelopment Authority and the Gratiot County Board of Commissioners.

BE IT FURTHER RESOLVED, that all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

AYES: Best, Beeson, Whitmore, Baker

NAYS: Ø

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

STATE OF MICHIGAN }

 } ss.

COUNTY OF GRATIOT }

I, Andi Whitmore, the duly qualified and acting Clerk of Pine River Township, Gratiot County, Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Pine River Township Board at a meeting held on August 18, 2026, the original of which is on file in my office. Public notice of said meeting was given pursuant to and in compliance with Act No. 267, Public Acts of Michigan, 1976, as amended.

IN WITNESS WHEREOF, I have hereto affixed my official signature this 18th day of August 2026.

Andi Whitmore

Pine River Township Clerk
Pine River Township, Michigan

2026 Tax Rate Request (This form must be completed and submitted on or before September 30, 2026)

MILLAGE REQUEST REPORT TO COUNTY BOARD OF COMMISSIONERS

Carefully read the instructions on page 2.

This form is issued under authority of MCL Sections 211.24e, 211.34 and 211.34d. Filing is mandatory; Penalty applies.

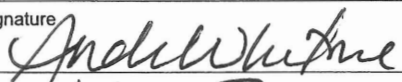
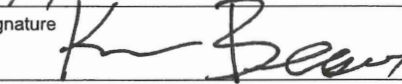
County(ies) Where the Local Government Unit Levies Taxes Gratiot	2026 Taxable Value of ALL Properties in the Unit as of 05-26-2026 164,244,701
Local Government Unit Requesting Millage Levy Pine River	For LOCAL School Districts: 2026 Taxable Value excluding Principal Residence, Qualified Agricultural, Qualified Forest, Industrial Personal and Commercial Personal Properties.

This form must be completed for each unit of government for which a property tax is levied. Penalty for non-filing is provided under MCL Sec 211.119. The following tax rates have been authorized for levy on the 2026 tax roll.

(1) Source	(2) Purpose of Millage	(3) Date of Election	(4) Original Millage Authorized by Election Charter, etc.	(5) ** 2025 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(6) 2026 Current Year "Headlee" Millage Reduction Fraction	(7) 2026 Millage Rate Permanently Reduced by MCL 211.34d "Headlee"	(8) Sec. 211.34 Truth in Assessing or Equalization Millage Rollback Fraction	(9) Maximum Allowable Millage Levy *	(10) Millage Requested to be Levied July 1	(11) Millage Requested to be Levied Dec. 1	(12) Expiration Date of Millage Authorized
ALLOC	OPP	11/1970	1.08	.90000	1.0000	.90000	1.0000	.90000		.90000	NO-EXP
EX-VOTED	FIRE/RESCUE	08/2026	1.50	N/A	1.0000	1.0000	1.0000	1.5000		1.0000	11/2033

Prepared by D. MERCHANT	Telephone Number (989) 681-5523	Title of Preparer ASSESSOR	Date
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CERTIFICATION: As the representatives for the local government unit named above, we certify that these requested tax levy rates have been reduced, if necessary to comply with the state constitution (Article 9, Section 31), and that the requested levy rates have also been reduced, if necessary, to comply with MCL Sections 211.24e, 211.34 and, for LOCAL school districts which levy a Supplemental (Hold Harmless) Millage, 380.1211(3).

☒ Clerk	Signature 	Print Name ANDI WHITMORE	Date 8/18/26
☐ Secretary			
☒ Chairperson	Signature 	Print Name KEVIN BEESON	Date 8/18/26
☐ President			

* Under Truth in Taxation, MCL Section 211.24e, the governing body may decide to levy a rate which will not exceed the maximum authorized rate allowed in column 9. The requirements of MCL 211.24e must be met prior to levying an operating levy which is larger than the base tax rate but not larger than the rate in column 9.

** **IMPORTANT:** See instructions on page 2 regarding where to find the millage rate used in column (5).

Local School District Use Only. Complete if requesting millage to be levied. See STC Bulletin 2 of 2026 for instructions on completing this section.

Total School District Operating Rates to be Levied (HH/Supp and NH Oper ONLY)	Rate
For Principal Residence, Qualified Ag., Qualified Forest and Industrial Personal	
For Commercial Personal	
For all Other	