Gratiot County, Michigan

September 15, 2026

Public Hearing Questions ie: BROWNFIELD PLAN FOR THE LAKESIDE ESTATES DEVELOPMENT, PINE RIVER TOWNSHIP, MICHIGAN, PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS OF THE STATE OF MICHIGAN OF 1996, AS AMENDED

1. Why is over $2 million of reimbursement justified for a project with only four restricted units?
2. What portion of the brownfield reimbursement is attributable to the four income-restricted units versus the fifteen market-rate units?
3. If the brownfield reimbursement were not approved, would the developer still proceed with the project? If not, what specific portion of the project becomes financially infeasible?
4. Have any local builders indicated they could complete this development without requiring the same level of public subsidy, and was that possibility evaluated before approving this brownfield request?
5. Since taxpayers are providing substantial brownfield incentives for this project, what economic benefits will accrue to Gratiot County residents during construction, and what percentage of the project budget is expected to be spent with local businesses, contractors, and workers?
6. What is the expected sale price range of the 15 market-rate homes, and are there any deed restrictions, affordability covenants, or owner-occupancy requirements associated with those homes in exchange for receiving brownfield incentives?
7. Did MSHDA independently verify the rent-loss assumptions and what were their conclusions?
8. What project-specific financial analysis demonstrates the need for public subsidy, and can that analysis be made available to the public?
9. The United States Census Bureau reflects $63,556 as the Median Household Income for Gratiot County. It is generally recommended that no more than 30% be spent on housing. $63,556 / 12 = $5,296.33 * 30% = $1,588.90
    a. The amount projected as rent for the 4 income-restricted rentals is listed at $2,041. This is well above what is considered affordable. Who has reviewed these numbers and if income is restricted at this level how will this be affordable for those renting?
10. Are individual wells being drilled for each unit or is municipal water being run?
11. If wells are drilled, has any study been performed regarding impacts on groundwater availability and neighboring wells?
12. Has an engineering study been completed confirming that the existing sewer, drainage, and stormwater, can accommodate these additional homes, and will that study be made public?
13. What analysis has been completed regarding impacts on existing Lakeside Estates residents, including traffic, drainage, road maintenance costs, noise, and association governance?
    a. What will allowable construction times be?
    b. What standards will be in place for ensuring cleanliness of the roadways? There are no sidewalks so current residents walk, including children and pets.
14. The roads within Lakeside Estates are privately maintained by residents. What analysis was completed regarding the additional road wear generated by construction traffic and future residents, and what contributions will the developer make toward repair, maintenance, or reconstruction costs resulting from the project?
15. Because this is not a public roadway, school buses do not go into the subdivision. Was that considered when thinking about the types of household units that may rent these homes?
16. Residents are responsible for their own snow plowing. How will the income-restricted units be able to afford this?

17. Has someone completed an overview of the potential profit the developer will make related to the project as a whole? What does this overall profit look like in terms of the property tax capture?
18. What criteria were used to evaluate the developer and builder's qualifications, and what information is available regarding construction quality, warranty claims, and completed projects in Michigan?
19. What restrictions, if any, will apply to rentals within the development, including investor ownership, long-term rentals, and short-term rentals?
20. What happens after the 10-year affordability period expires, and are there any provisions requiring continued affordability after that period?