COUNTY OF GRATIOT, MICHIGAN

RESOLUTION APPROVING A BROWNFIELD PLAN FOR 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

RESOLUTION NUMBER 26-470
ADOPTED NOVEMBER 3, 2026

At a regular meeting of the Gratiot County Board of Commissioners, held at the Gratiot County Courthouse, Commissioners Room, located at 214 E Center Street, Ithaca, Michigan 48847, Gratiot County, Michigan, on the 3rd day of November 2026 at 4:30 PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, the Michigan Brownfield Redevelopment Financing Act, Act 381, P.A. 1996, as amended (Act 381"), authorizes municipalities to create a brownfield redevelopment authority to promote the revitalization, redevelopment, and reuse of contaminated, blighted, functionally obsolete, historically designated, or housing property through tax increment financing of eligible activities approved in a Brownfield Plan; and

WHEREAS, the Gratiot County Board of Commissioners established the Gratiot County Brownfield Redevelopment Authority (the "Authority") under the procedures in Act 381 to facilitate the redevelopment of eligible property within Gratiot County; and

WHEREAS, the Authority, pursuant to and in accordance with Act 381, has received and on August 18, 2026 recommended for approval by the Gratiot County Board of Commissioners a Brownfield Plan dated August 13, 2026 (the "Plan") for the Lakeside Estates development in Pine River Township, pursuant to and in accordance with Section 13 of the Act; and

WHEREAS, Pine River Township reviewed the Plan at a Township Board meeting on August 18, 2026, and adopted a Resolution of Concurrence and a Resolution of Understanding to support use of the Gratiot County Brownfield Redevelopment Authority to administer the Plan; and

WHEREAS, the Authority has, at least ten (10) days before the meeting of the Gratiot County Board of Commissioners at which this Resolution is considered, provided notice to and fully informed all taxing jurisdictions (the "Taxing Jurisdictions") affected by the Plan of the fiscal and economic implications of the proposed Plan, and the Gratiot County Board of Commissioners has provided the Taxing Jurisdictions a reasonable opportunity to express their views and recommendations regarding the Plan in accordance with Section 14 of the Act; and

WHEREAS, the Gratiot County Board of Commissioners has made the following determinations and findings:

A. The Plan constitutes a public purpose including in accordance with Section 14 of the Act;

B. The Plan meets all of the requirements for a Brownfield Plan set forth in Section 13 of the Act;

C. The proposed method of financing the costs of the eligible activities, as described in the Plan, is feasible and the Authority has the ability to arrange the financing;

D. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act;

E. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of its review of the Plan and upon consideration of the views and recommendations of the Taxing Jurisdictions, the Gratiot County Board of Commissioners desires to proceed with approval of the Plan.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. **Plan Approved.** Pursuant to the authority vested in the Board by the Act, and pursuant to and in accordance with Section 14 of the Act, the Brownfield Plan for the Lakeside Estates development in Pine River Township is approved as presented pursuant to and in accordance with Act 381, in the form attached as Exhibit "A", subject to the following conditions:

    a) The duration of the Plan is estimated to be twenty-four (24) years, and in no event shall capture of tax increment revenues extend beyond thirty (30) years as provided by Act 381 and the Plan; and

    b) Approval is contingent upon an executed Reimbursement Agreement.

2. **Severability.** Should any section, clause, or phrase of this Resolution be declared by the Courts to be invalid, the same shall not affect the validity of this Resolution as a whole nor any part thereof other than the part so declared to be invalid.

3. **Repeals.** All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES:

NAYES:

ABSTAINED:

RESOLUTION DECLARED ADOPTED.

COUNTY OF GRATIOT, STATE OF MICHIGAN

I, _____ the undersigned, the duly qualified and acting Clerk of the County of Gratiot, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Board of Commissioners for the County of Gratiot at a regular meeting held on the 3rd day of November 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 3rd day of November 2026.

_____

Gratiot County Clerk