

Candidate Conflict Dossier

David Mercer

City Council Member, City of Grayling (elected 2019, reelected 2023)

Prepared April 16, 2026

CONFIDENTIAL -- PREPARED FOR SAMPLE CLIENT

Key Facts

- **\$47,200 from rezoning applicant** -- Northpoint Development Group donated \$47,200 to Mercer's campaign across 5 contributions (2019-2025). Mercer voted to approve Northpoint's rezoning application.
- **\$15,000 donation 15 days before rezoning vote** -- Largest single contribution on Feb 28, 2025. Rezoning approved March 15, 2025.
- **Joint venture with rezoning applicant** -- Northern MI Development Corp lists both Mercer and Northpoint principals as officers. Formed 2020.
- **5 commercial/industrial parcels via 2 LLCs** -- \$1.75M in assessed value adjacent to and in the rezoned development district. No financial disclosure filed.
- **No recusal on rezoning vote** -- MCL 15.323 requires recusal when personal financial interest is involved. Mercer's LLC properties are within 500 ft of the rezoned parcel.

Risk Level: **HIGH**

Subject Profile

FIELD	VALUE
Full Name	David Mercer
Current Office/Role	City Council Member, City of Grayling (elected 2019, reelected 2023)
Party	Republican
District/Jurisdiction	Grayling, MI
Residence	412 Maple Ridge Dr, Grayling, MI 49738

Political Committees

ENTITY	TYPE	ID	STATUS
Friends of David Mercer	Local candidate committee	MITN 520100	Active
Crawford County Republican Committee	County party	MITN 520050	Active

Corporate Affiliations

ENTITY	TYPE	SOURCE	NOTES
Mercer Properties LLC	LLC	LARA ID 801234567, formed 2008	Managing member. Holds 3 commercial parcels in Grayling.
North Country Holdings LLC	LLC	LARA ID 801234568, formed 2015	Managing member. Registered agent: David Mercer. Holds 2 parcels.
Northern MI Development Corp	Corporation	LARA ID 801234569, formed 2020	Officer (Secretary). Joint venture with Northpoint Development Group.

Property Holdings

FIELD	VALUE
Parcel	10-05-22-300-015
Address	412 Maple Ridge Dr, Grayling, MI 49738
Owner	MERCER DAVID R & KAREN L
Class	401 (Residential)
Acreage	1.2
2025 Assessed Value	\$178,500
2025 Taxable Value	\$142,800

Additional properties (via LLCs):

PARCEL	ADDRESS	OWNER	CLASS	ASSESSED VALUE
10-05-22-100-008	205 Main St, Grayling	Mercer Properties LLC	201 (Commercial)	\$345,000
10-05-22-100-012	211 Main St, Grayling	Mercer Properties LLC	201 (Commercial)	\$280,000
10-05-22-100-019	225 Main St, Grayling	Mercer Properties LLC	201 (Commercial)	\$195,000
10-05-22-200-003	150 Industrial Pkwy, Grayling	North Country Holdings LLC	301 (Industrial)	\$520,000

PARCEL	ADDRESS	OWNER	CLASS	ASSESSED VALUE
10-05-22-200-007	160 Industrial Pkwy, Grayling	North Country Holdings LLC	301 (Industrial)	\$410,000

Sales History: - 06/15/2008: Purchased 205 Main St from CRAWFORD COUNTY LAND BANK for \$85,000 (Warranty Deed) - 03/22/2015: Purchased 150 Industrial Pkwy from GRAYLING INDUSTRIAL AUTH for \$175,000 (Quit Claim Deed) - 09/10/2020: Purchased 225 Main St from ESTATE OF HAROLD JENSEN for \$120,000 (Warranty Deed)

Source: Crawford County BS&A; Crawford County Register of Deeds; retrieved 2026-04-10

Campaign Finance

ENTITY	NATURE	FINANCIAL	SOURCE CASE
Northpoint Development Group	Developer / campaign donor	\$47,200 FROM Northpoint to Mercer campaign; joint venture via Northern MI Dev Corp	--
Crawford County Republican Committee	Party committee	\$8,500 FROM committee to Mercer campaign (2019, 2023)	--
MI Realtors PAC	Industry PAC	\$6,000 FROM MI Realtors PAC (2021, 2023)	--
Northern MI Builders Association	Trade association donor	\$4,800 FROM NMBA to campaign (2019-2025)	--
Grayling Area Chamber of Commerce	Chamber endorser	\$3,200 FROM Chamber PAC (2023)	--
Pine River Consulting	Campaign vendor	\$28,400 TO Pine River Consulting for mail, digital, consulting (2023-2025)	--
Crawford County Printing	Campaign vendor	\$8,900 TO Crawford Printing for literature and signs (2023-2025)	--
Traverse City Media Group	Campaign vendor	\$12,600 TO TC Media for radio and digital ads (2024-2025)	--
Crawford County Land Bank	Property seller	\$85,000 FROM Mercer Properties (2008 purchase)	--

ENTITY	NATURE	FINANCIAL	SOURCE CASE
Grayling Industrial Authority	Property seller	\$175,000 FROM North Country Holdings (2015 purchase)	--

PAYMENTS TO NORTHPOINT DEVELOPMENT GROUP (\$0 TOTAL)

No payments from Mercer entities to Northpoint recorded.

PAYMENTS FROM NORTHPOINT DEVELOPMENT GROUP (\$47,200 TOTAL)

ENTITY	AMOUNT	DATE	SOURCE
Friends of David Mercer	\$15,000	02/28/2025	MiTN 520100
Friends of David Mercer	\$12,000	09/15/2024	MiTN 520100
Friends of David Mercer	\$10,000	06/01/2023	MiTN 520100
Friends of David Mercer	\$5,200	03/10/2023	MiTN 520100
Friends of David Mercer	\$5,000	10/22/2019	MiTN 520100

TIMING ANALYSIS (2024-2025)

DATE	SOURCE	AMOUNT	DESCRIPTION
06/01/2023	Northpoint	\$10,000	Campaign contribution
03/10/2023	Northpoint	\$5,200	Campaign contribution
09/15/2024	Northpoint	\$12,000	Campaign contribution
02/28/2025	Northpoint	\$15,000	Campaign contribution -- 15 days before rezoning vote
03/15/2025	Council	--	Mercer votes YES on Northpoint rezoning (4-1)
04/01/2025	Mercer Properties	--	Files building permit for 211 Main St (adjacent to rezoned parcel)

Court History

MiCOURT -- 1 Case

COURT	CASE ID	FILED	TITLE	STATUS	BALANCE
87th District	2021-CV-0234	2021-05-12	Mercer Properties v. Crawford County Drain Commission	Closed	\$0

Civil dispute over drainage assessment on 205 Main St. Settled 2022.

Criminal Registries -- All Clean

- **OTIS (MDOC):** 0 records
- **PSOR:** 0 records

Source: MiCOURT 87th District; OTIS; PSOR; retrieved 2026-04-10

Conflict-of-Interest Flags

HIGH -- A1: MCL 15.323 -- Council member voted on rezoning (March 15, 2025) for parcel adjacent to properties held by his LLCs. No recusal.

MEDIUM -- A2: MCL 15.342 -- Failed to file financial disclosure listing LLC property holdings within 500 ft of rezoned parcel.

HIGH -- A3: \$47,200 from Northpoint Development Group to campaign committee. Northpoint submitted the rezoning application Mercer voted to approve.

HIGH -- A4: Timing: \$15,000 donation from Northpoint on Feb 28, 2025. Rezoning vote on March 15, 2025. 15 days apart.

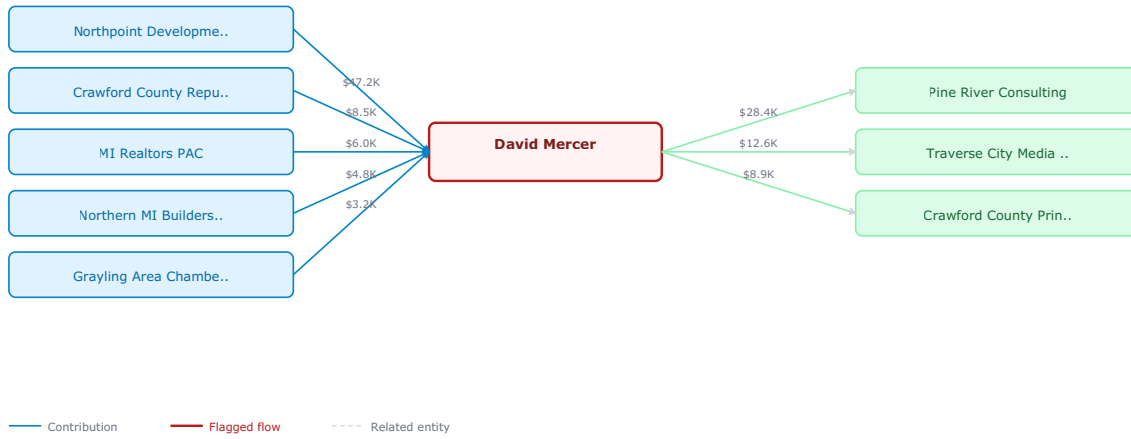
MEDIUM -- A5: Joint venture (Northern MI Development Corp) with the same developer (Northpoint) whose rezoning Mercer voted on. Corporate officer overlap.

Low -- B1: North Country Holdings LLC annual report 3 years delinquent (2023, 2024, 2025). LARA status: Active but non-compliant.

Diagrams

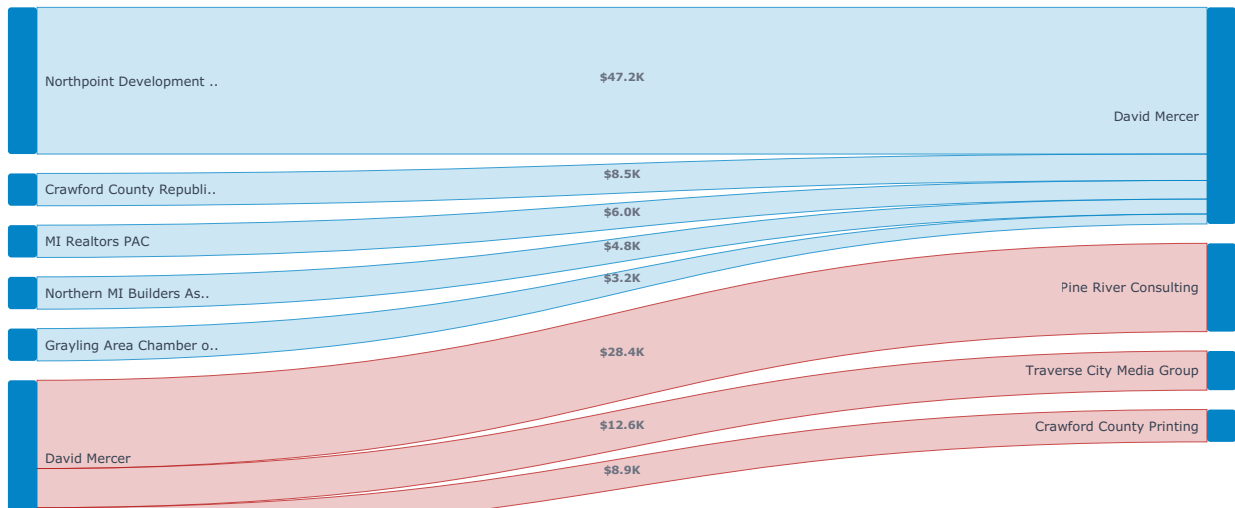
Money Flow

Money Flow -- Entity Network

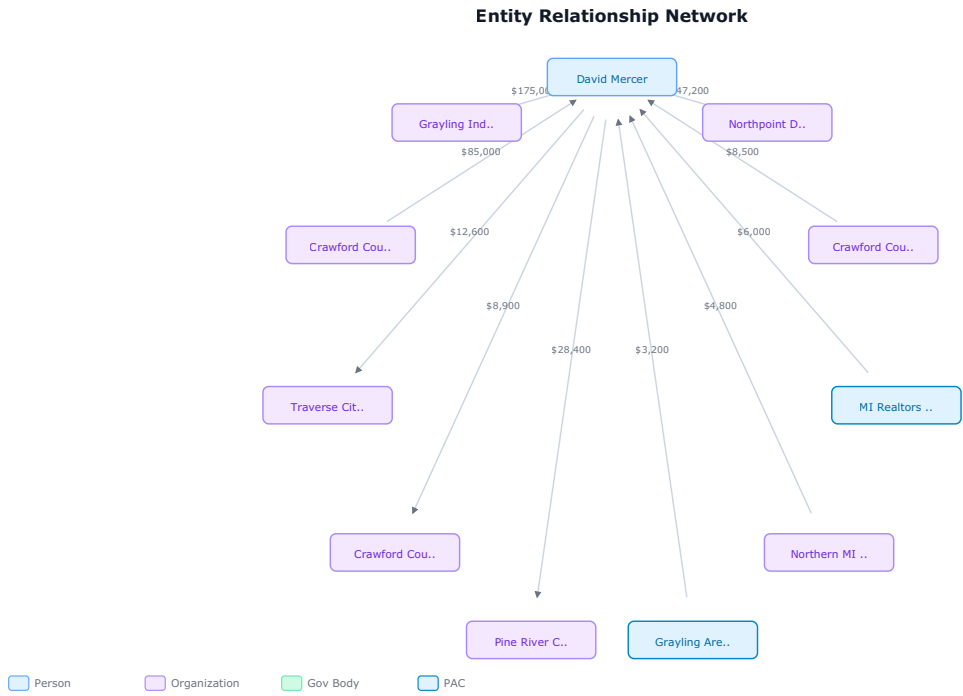


Sankey: Proportional Flows

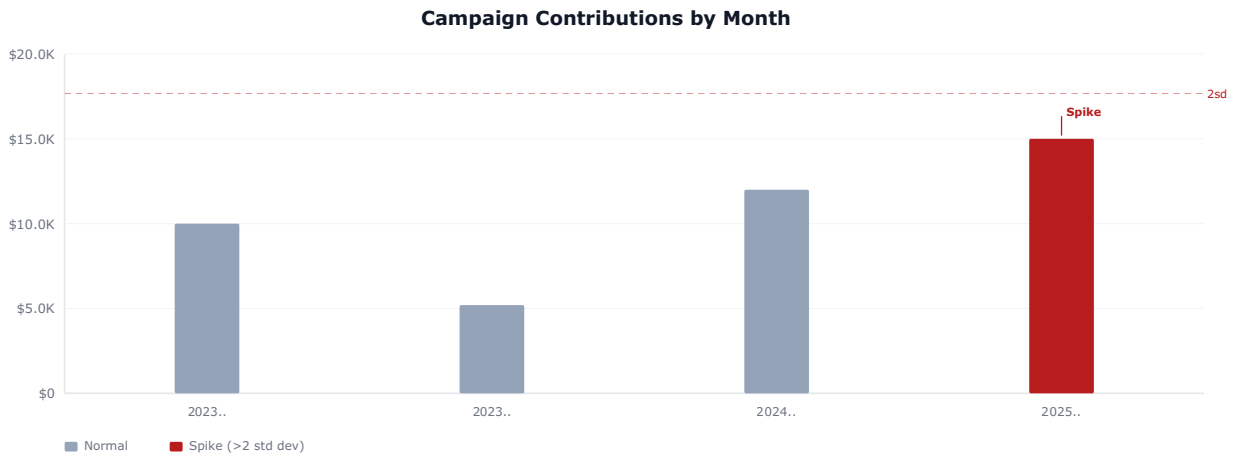
Money Flows -- David Mercer



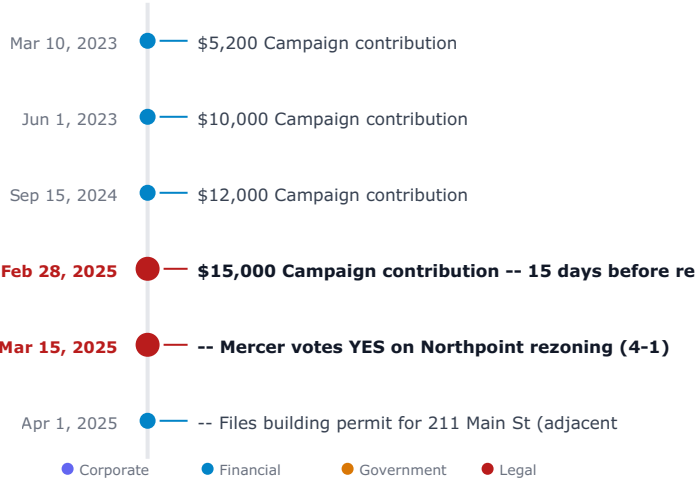
Entity Relationship Network



Donation Timeline



Event Timeline



This report was produced using publicly available government records and filings. No non-public, confidential, or privileged information was used. All citations reference retrievable public records. The analysis reflects the state of available records as of April 16, 2026.