

Act 381 Brownfield Plan

SoHa Drift Lofts

73rd Street

South Haven, Michigan

Van Buren County Brownfield
Redevelopment Authority

Project No. 2501886
March 24, 2026

Act 381 Brownfield Plan

**SoHa Drift Lofts
73rd Street
South Haven, Michigan**

**Prepared For:
Van Buren County Brownfield Redevelopment Authority
Paw Paw, Michigan**

**March 24, 2026
Project No. 2501886**

Recommended for Approval by Brownfield Redevelopment Authority on: March 18, 2026
Supported by Local Unit of Government on: _____
Adopted by County Government on: _____

1.0 Introduction.....1

 1.1 Proposed Redevelopment and Future Use for Each Eligible Property1

 1.2 Eligible Property Information1

2.0 Information Required by Section 13(2) of the Statute2

 2.1 Description of Costs to be Paid for with Tax Increment Revenues2

 2.1.1 Infrastructure and Safety Improvements Necessary to Support Housing2

 2.1.2 Brownfield Plan Preparation and Implementation2

 2.1.3 Contingency2

 2.1.4 Authority Administration Cost2

 2.1.5 Local Brownfield Revolving Fund3

 2.2 Summary of Eligible Activities.....3

 2.3 Estimate of Captured Taxable Value and Tax Increment Revenues3

 2.4 Method of Financing and Description of Advances Made by the Municipality4

 2.5 Maximum Amount of Note or Bonded Indebtedness.....4

 2.6 Duration of Brownfield Plan4

 2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions4

 2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property.4

 2.9 Estimates of Residents and Displacement of Individuals/Families4

 2.10 Plan for Relocation of Displaced Persons4

 2.11 Provisions for Relocation Costs4

 2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law5

 2.13 Other Material that the Authority or Governing Body Considers Pertinent5

List of Figures

- Figure 1 – Location Map of the Eligible Property
- Figure 2 – Site Plan
- Figure 3 – Proposed Site Plan

List of Tables

- Table 1 – Summary of Eligible Costs
- Table 2 – Total Captured Incremental Taxes Estimates
- Table 3 – Estimated Reimbursement Schedule

List of Appendices

- Appendix 1 – Brownfield Plan Resolution(s)
- Appendix 2 – Development/Reimbursement Agreement
- Appendix 3 – Notice to Taxing Jurisdictions
- Appendix 4 – Notice of Public Hearing
- Appendix 5 – Relevant Sections MSHDA Partnership J Data Document
- Appendix 6 – Redevelopment Renderings

List of Abbreviations/Acronyms

Act 381	Brownfield Redevelopment Financing Act, 1996 PA 381, as amended
Authority	Van Buren County Brownfield Redevelopment Authority
Developer	SoHa Drift Lofts LLC
LBRF	Local Brownfield Revolving Fund
MSHDA	Michigan State Housing Development Authority
PA	Public Act
TIF	tax increment financing
VBCBRA	Van Buren County Brownfield Redevelopment Authority

1.0 Introduction

The Van Buren County Brownfield Redevelopment Authority (Authority or VBCBRA) was established pursuant to the Brownfield Redevelopment Financing Act, Michigan Public Act (PA) of 1996, as amended (Act 381). Act 381 enables the VBCBRA to help facilitate the redevelopment of brownfields by providing economic development incentives through tax increment financing (TIF).

This Brownfield Plan includes the eligible property described in Sections 1.1 and 1.2 below and permits the use of TIF to reimburse SoHa Drift Lofts LLC (the “Developer”) for the cost of eligible activities required to redevelop the eligible property with housing. Copies of plan resolutions are provided in Appendix 1.

1.1 Proposed Redevelopment and Future Use for Each Eligible Property

The proposed redevelopment consists of one vacant parcel totaling approximately 10.16 acres in South Haven Township, Michigan. The Developer plans to construct 45 new market rate homes for sale, including 30 two-bedroom/ two-bath units and 15 three-bedroom/two-bath units. The proposed development activities include infrastructure and safety improvements necessary to support housing and the development of this Brownfield Plan. The total project investment is anticipated to be \$16,000,000. Construction is estimated to be initiated in 2026 and completed by the end of 2030. It is anticipated that 6 homes will be constructed in Year 1; 10 homes will be constructed in Years 2, 3, and 4 (30 homes total over the three years); and the final 9 units will be constructed in Year 5. The proposed site plan is included in Figure 3.

This project serves an important purpose in Van Buren County and South Haven Charter Township by expanding the tax base, investing significant capital into the community, and most importantly, creating new housing opportunities in a community where quality housing is needed.

1.2 Eligible Property Information

Parcel ID No.: 80-17-011-032-61
Address: 73rd Steet, South Haven, Michigan 49090
Size: Approximately 10.16 acres

Basis of Eligibility

The property qualifies as “eligible property” under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (“Act 381”), on the basis of meeting the definition of a “Housing Property” in Section 2(p)(ii). Act 381 defines Housing Property, in part, as property on which one or more units of residential housing are proposed to be constructed. The project will have a total of 45 owner-occupied residential units. Maps depicting the location and layout of the property are attached as Figures 1 and 2.

According to Section 2(o)(ii), the Housing Property must be “located in a community that has identified a specific housing need and has absorption data or job growth data included in the brownfield plan.” The project meets these criteria based on the following.

Specific Housing Need

According to the Michigan State Housing Development Authority (MSHDA) Partnership J Data Documentation, South Haven Township has an owner-occupied housing vacancy rate of 0%, indicating a strong need for owner-occupied housing. Households earning over 120% of Van Buren County Area Median Income (AMI) account for one-third of the South Haven market. The proposed redevelopment will include 45 owner-occupied residential units intended to meet this large share of households in South Haven Township. Relevant housing data is provided in Appendix 5.

Job Growth Data

According to the Bureau of Labor Statistics, jobs in Van Buren County increased by 1,542 from 2020 to 2024. The rate of increase slowed in recent years as businesses returned to normal staffing after the pandemic, but the number of county jobs continues to increase steadily.

Van Buren County Jobs and Labor Force Growth, 2020 to 2024

Year	Number of Jobs
2024	20,443
2023	21,105
2022	20,551
2021	20,128
2020	18,901

U.S. Bureau of Labor Statistics, annual reports

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to be Paid for with Tax Increment Revenues

This plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the revitalization of underutilized land for housing. New local tax increment revenues will be captured for reimbursement of eligible expenses based on actual available new tax increment revenue generated from the project. Base local and state taxes associated with the property will continue to be levied and distributed to local and state taxing jurisdictions. No state taxes, local debt, or special assessment taxes will be captured for reimbursement of eligible activity costs.

The total cost of eligible activities anticipated to be reimbursed to the Developer, inclusive of contingencies, is \$2,436,937. Authority administrative costs are anticipated to be \$184,887. The project’s eligible activities and estimated costs under this plan are summarized in Table 1. .

2.1.1 Infrastructure and Safety Improvements Necessary to Support Housing

Infrastructure and safety improvements necessary to support housing include streets and roads (\$378,222), sidewalks (\$55,730), lighting (\$75,000), storm sewers (\$192,750), electric and gas utilities (\$270,000), water mains and connections (\$417,850), curbs and gutters (\$140,000), sanitary sewer mains and connections (\$332,425), landscaping (\$99,250), and applicable soft costs such as engineering, design, survey, legal, etc. (\$149,153). The total cost of these eligible activities is anticipated to be \$2,110,380.

2.1.2 Brownfield Plan Preparation and Implementation

Brownfield Plan preparation and implementation is included and anticipated to be \$10,000.

2.1.3 Contingency

A 15% contingency is included for infrastructure and safety improvements necessary to support housing and is anticipated to be \$316,557.

2.1.4 Authority Administration Cost

Eligible costs incurred by the VBCBRA are included in this plan as an eligible expense . These expenses will be reimbursed with local tax increment revenues only and are anticipated to be \$184,887 over the term of the Plan.

2.1.5 Local Brownfield Revolving Fund

The VCBRA intends to capture tax increments for deposits in the LBRF for an estimated five years, or as allowed by the statute. This capture is estimated to be \$957,849,.

2.2 Summary of Eligible Activities

Housing Development Activities

This plan will provide reimbursement of costs for infrastructure and safety improvements necessary to support housing and Brownfield Plan preparation and implementation. These costs will be reimbursed through local tax increment revenues and are estimated to total \$2,120,380.

Authority Expenses

Eligible costs incurred by the VCBRA are included in this plan as an eligible expense. These expenses will be reimbursed with local tax increment revenues only and are estimated to total \$184,887 over the term of the Plan.

Contingencies

A 15% contingency fee is included for all housing development activities to cover additional unanticipated costs during construction. These activities are anticipated to be \$316,557.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

This plan has been developed to reimburse eligible brownfield costs incurred by the Developer to support the revitalization of underutilized land for new affordable housing that meets community needs. New local tax increment revenues will be captured for reimbursement of eligible expenses based on actual available new tax increment revenue generated from the project. Base local and state taxes associated with the property will continue to be levied and distributed to local and state taxing jurisdictions. No state taxes, local debt, or special assessment taxes will be captured to reimburse eligible activity costs.

Construction will be phased over five years. Tax increment revenues have been estimated based on this construction schedule:

- 2026: Complete 6 residential units
- 2027: Complete 10 residential units
- 2028: Complete 10 residential units
- 2029: Complete 10 residential units
- 2030: Complete remaining 9 residential units

Tax increment revenue collection will start within five years of the adoption of this plan and is anticipated to begin in 2027. After completion of this project, the projected taxable value is estimated at \$8,000,000. Reimbursements will be made based on actual tax increment revenues. The estimated captured taxable value for this redevelopment by year and in aggregate for each taxing jurisdiction is depicted in tabular form (Table 2). Once eligible activities are reimbursed, the VCBRA may capture up to five full years of tax increment or an amount not to exceed the total cost of eligible activities and deposit the revenues into the LBRF. Once the Developer is fully paid, the VCBRA intends to place 5 full years of tax capture into the LBRF. This amount is anticipated to be \$957,849.

The total cost of eligible activities anticipated to be reimbursed to the Developer, inclusive of contingencies, is \$2,436,937. Authority administrative costs are anticipated to be \$184,887. The project's eligible activities and estimated costs under this plan are summarized in Table 1. A summary of the estimated reimbursement schedule and the amount of capture into the LBRF by year and in aggregate is presented in Table 3.

2.4 Method of Financing and Description of Advances Made by the Municipality

The eligible activities contemplated under this plan will be financed by the Developer, as outlined in this plan and the accompanying development and reimbursement agreement (Appendix 2). No advances from the city are anticipated at this time.

2.5 Maximum Amount of Note or Bonded Indebtedness

At this time, there are no plans by the Authority to incur indebtedness to support the development of this site, but such plans could be made in the future to assist in the development if the Authority chooses.

2.6 Duration of Brownfield Plan

The Authority intends to begin the capture of tax increment as early as 2027. This plan will then remain in place until the eligible activities have been fully reimbursed and up to five full years of capture into the LBRF (not to exceed the cost of eligible activities) or 30 years, whichever occurs sooner. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of TIF on the revenues of all taxing jurisdictions is illustrated in detail in Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics, and Personal Property

The property is located in South Haven Charter Township, Van Buren County, Michigan, and consists of one parcel that totals approximately 10.16 acres. The parcel ID number for the property is below.

The legal description for the parcel is as follows:

Parcel ID No.: 80-17-011-032-61

75-N 11-1-17 684-705 1079-546 1293-296 1474-206 1517-767 1534-302 1643-611 *** COM AT N1/4 POST OF SEC, TH S0D21'10"E ON N&S 1/4 L 1196.17' TO BEG, TH CON S0D21'10"E ON SD 1/4 L 791.08', TH N88D06'50"E 390.08' TO W L OF I-196 HWY, TH N0D01'22"E ON SD W L 791.34', TH S88D06' 00"W 395.27' TO BEG. ALSO, THAT PT OF THE FOLLOWING DES LY S OF A L 812.31' S OF AND PAR TO N SEC L OF SEC. N 18 A OF W1/2 OF NW1/4 OF NE1/4. EX HWY I-196 ROW. ALSO EX N 521.24' OF W 33' FOR ROW. *** COMBINED ON 01/12/2026 FROM 80-17-011-032-60, 80-17-011-001-01; FOR 2026

The property is qualified as a "Housing Property." A map showing eligible property dimensions is attached as Figure 2.

2.9 Estimates of Residents and Displacement of Individuals/Families

There are no residents or families residing at this property, and thus no residents, families, or individuals will be displaced by the project.

2.10 Plan for Relocation of Displaced Persons

No persons reside on the eligible property. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside on the eligible property. Therefore, this section is not applicable.

2.12 Strategy for Compliance with Michigan’s Relocation Assistance Law

No persons reside on the eligible property. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

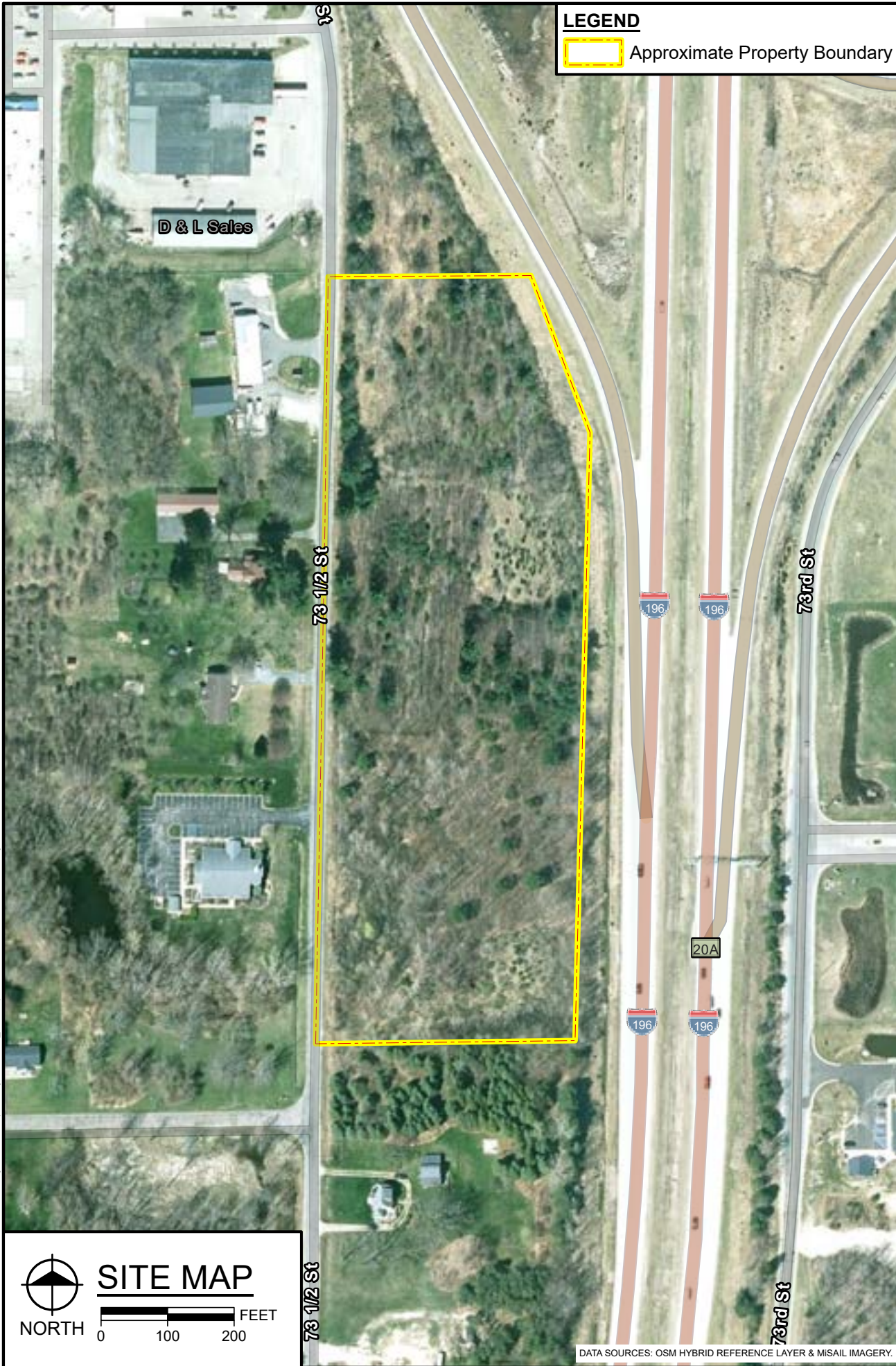
No other material required.



Figures



PLOT INFO: Z:\2025\2501886\CAD\GIS\Proj\Brownfield.aprx Layout: FIG02_Site Map Date: 2/9/2026 1:24 PM User: ebuyc



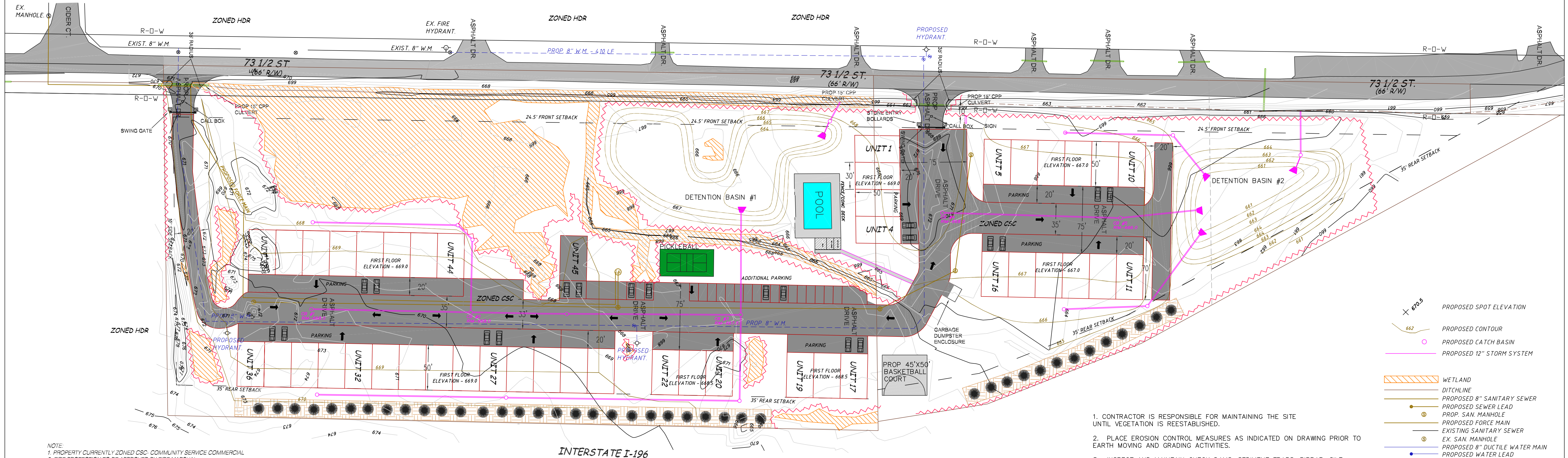
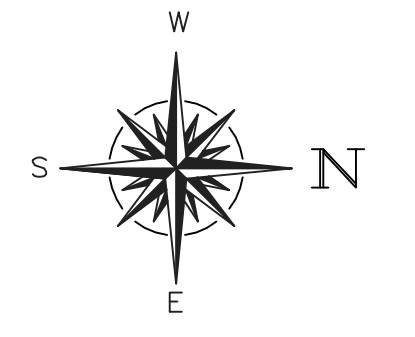
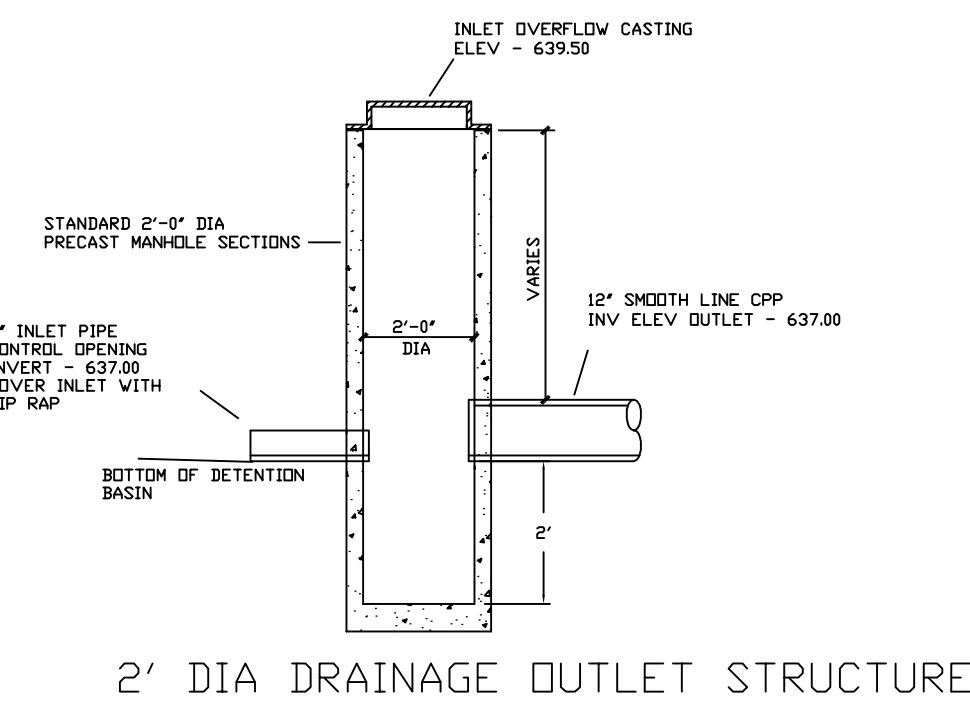
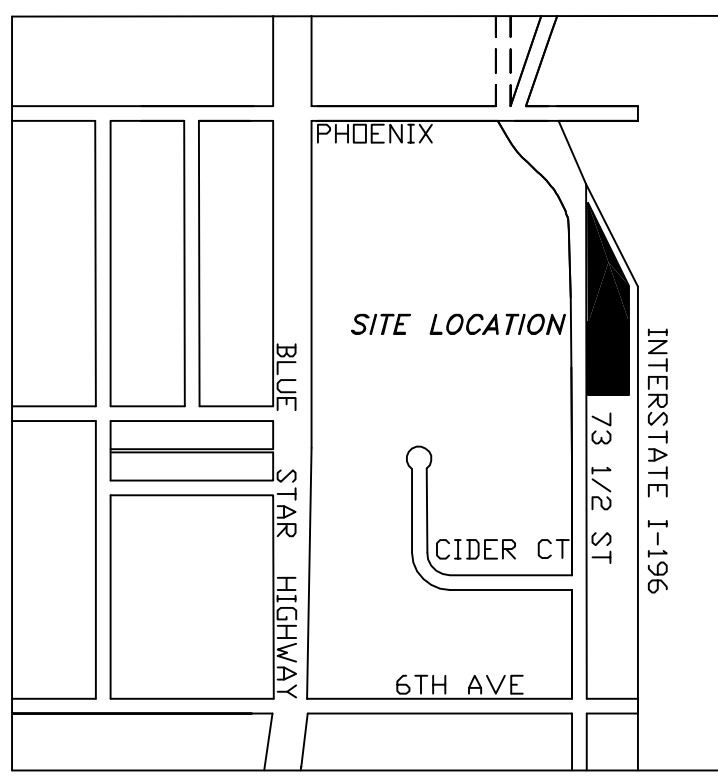
Hard copy is intended to be 8.5"x11" when plotted. Scale(s) indicated and graphic quality may not be accurate for any other size.

SOHA Drift Lofts
 73rd Street, South Haven, Michigan
Brownfield Plan

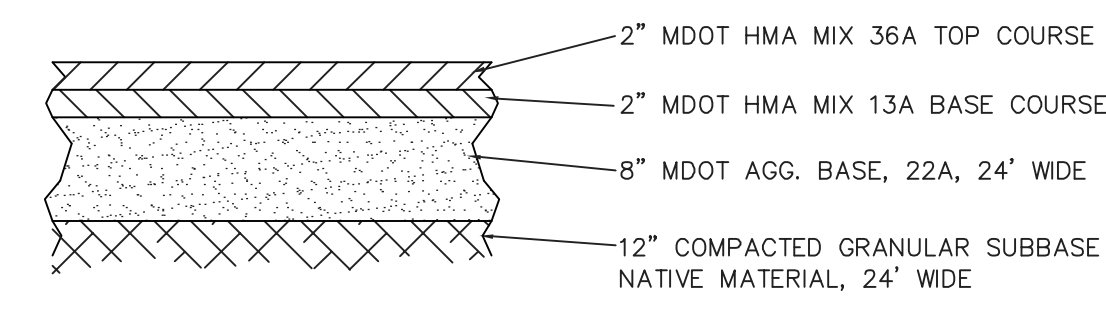
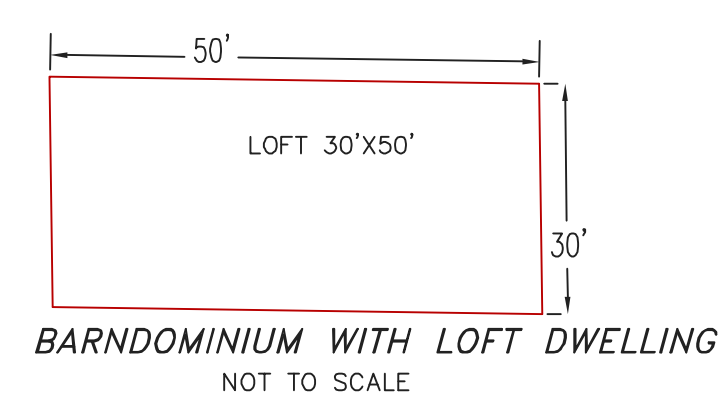
PROJECT NO.
 2501886

FIGURE NO.
2

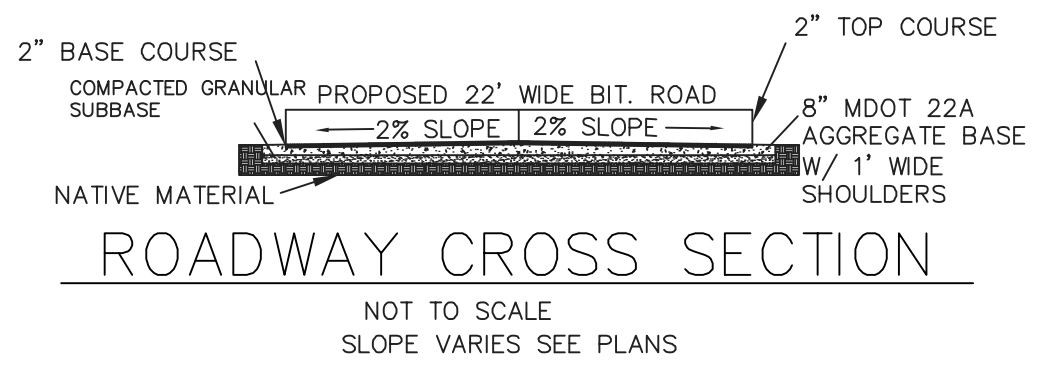
DATA SOURCES: OSM HYBRID REFERENCE LAYER & MISAIL IMAGERY.



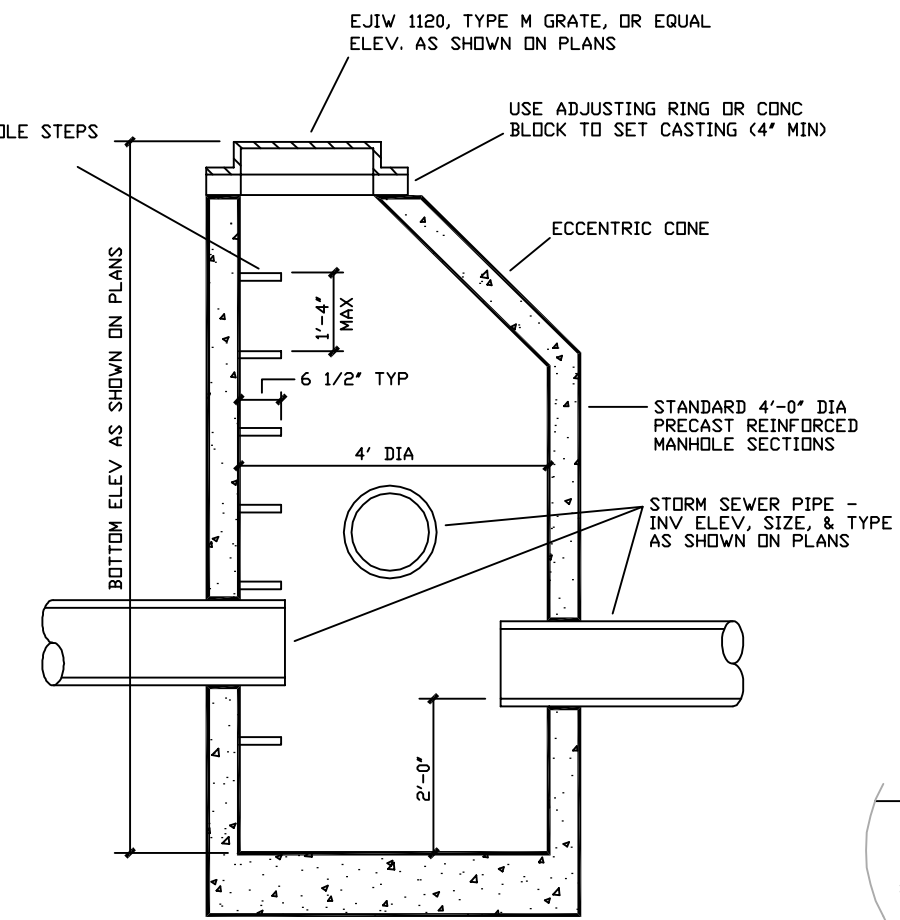
- NOTE:
1. PROPERTY CURRENTLY ZONED CSC - COMMUNITY SERVICE COMMERCIAL
 2. FIRE PROTECTION TO BE APPROVED BY FIRE MARSHAL
 3. UTILITIES
 - A. SEWER AND WATER - SOUTH HAVEN TOWNSHIP MUNICIPAL SYSTEMS
 - B. ELECTRIC - CITY OF SOUTH HAVEN
 - C. STORM WATER SYSTEM - ON-SITE WITH 25 YEAR DETENTION PER WCCDC STANDARDS W/O 13 CFS RELEASE PER ACRE.
 4. ALL PARKING WILL BE IN FRONT OF EACH BARNDOMINIUM AND INSIDE THE BARNDOMINIUMS. TWO SPACES PER BARNDOMINIUM. TWO IN FRONT (ALSO SPACES INSIDE). ADDITIONAL PARKING PROVIDED.
 5. PROPOSED SLIDE GATE SHALL HAVE KNOX BOX INSTALLED PER SHAES GUIDELINES
 6. BARNDOMINIUM LIGHTING SHALL BE WALL MOUNTED. EXTERIOR LIGHTS TO BE SHIELDED TO DIRECT LIGHT DOWNWARD AND COMPLY WITH SECTION 18.24 OF THE SOUTH HAVEN TOWNSHIP ZONING ORDINANCE.
 7. DEVELOPMENT SIGN SHALL NOT EXCEED 8 FEET IN HEIGHT OR 25 SQ FT IN AREA.
 8. ALL GUTTER DOWN SPOUTS WILL BE CONNECTED TO PROPOSED STORM SYSTEM.
 9. WATER SYSTEM TO BE CONSTRUCTED TO THE CITY OF SOUTH HAVEN SPECIFICATIONS.



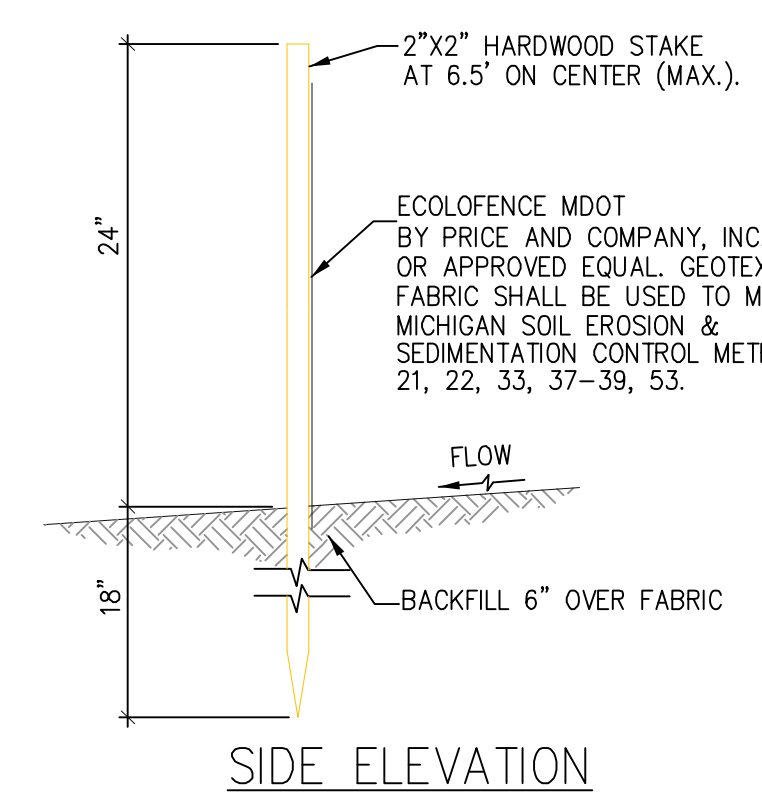
ROAD CROSS SECTION
NOT TO SCALE



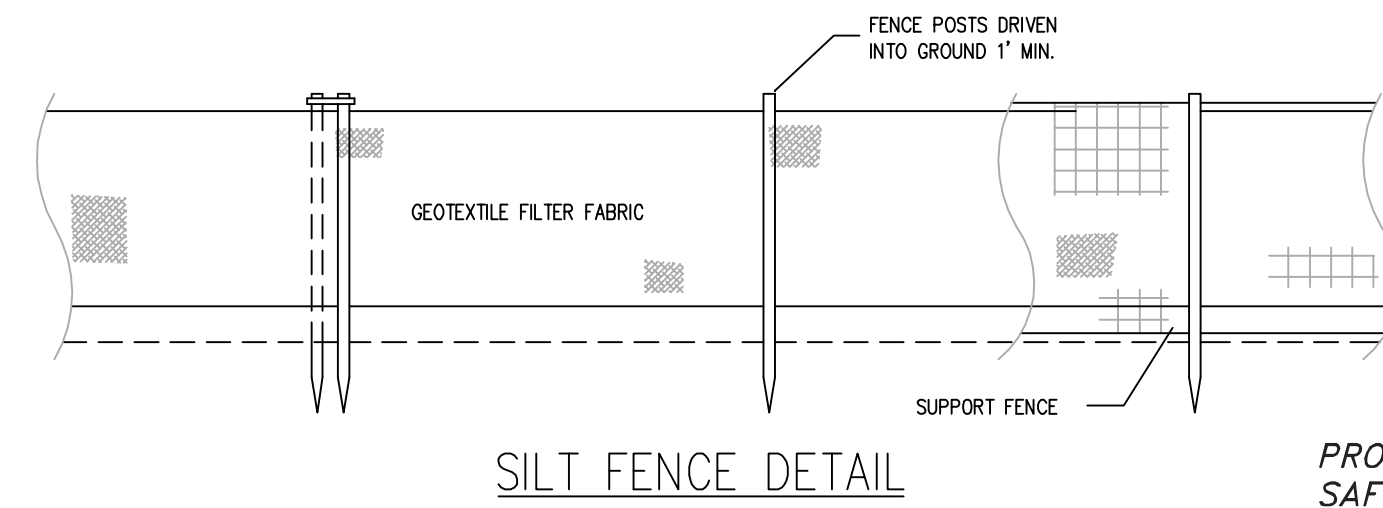
ROADWAY CROSS SECTION
NOT TO SCALE
SLOPE VARIES SEE PLANS



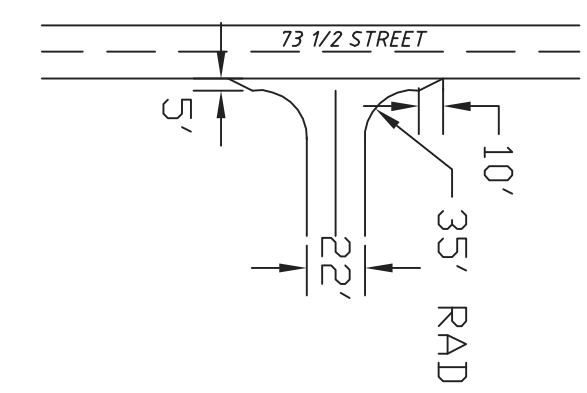
4' DIA DRAINAGE STRUCTURE



SIDE ELEVATION



SILT FENCE DETAIL



PROPOSED DRIVEWAY ENTRANCE DETAIL

1. DRIVEWAY ENTRANCE SHALL BE TO VAN BUREN COUNTY ROAD COMMISSION STANDARDS
2. DRIVEWAY APPROACH SHALL BE 12" MDOT CLASS II SAND, 8" MDOT 22A GRAVEL BASE, TOPPED WITH 2" HMA BASE AND 2" HMA TOP COURSE. SEE DETAIL.
3. PROPOSED CULVERTS SHALL BE 15" CMP
4. THERE IS NO EXISTING GRAVEL SHOULDER AT PROPOSED DRIVE LOCATION
5. NO OTHER UTILITIES OR TREES IN WAY OF PROPOSED DRIVEWAY.

1. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE SITE UNTIL VEGETATION IS REESTABLISHED.
2. PLACE EROSION CONTROL MEASURES AS INDICATED ON DRAWING PRIOR TO EARTH MOVING AND GRADING ACTIVITIES.
3. INSPECT AND MAINTAIN CHECK DAMS, SEDIMENT TRAPS, RIPRAP, SILT FENCING, AND OTHER MEASURES AFTER STORM EVENTS AND AS NECESSARY TO ASSURE PROPER FUNCTION.
4. HYDRO SEED ALL DISTURBED AREAS AFTER PLACING 4" OF CLEAN TOPSOIL
5. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS UNIFORMLY ESTABLISHED. REGRADE, RESEED, AND PLACE ADDITIONAL TOPSOIL IN ERODED AREAS AS NECESSARY UNTIL FINAL LANDSCAPING IS INSTALLED.
6. ALL SWALES, SLOPES 1 ON 4 OR STEEPER, AND THE STORM WATER DETENTION AREA SHALL BE SEEDED AND MULCHED WITH NORTH AMERICAN GREEN S150 EROSION CONTROL BLANKET AS INDICATED ON DRAWINGS.
7. CONSTRUCTION OF SEDIMENT BASINS AND DIVERSION DITCHES SHALL BE COMPLETED PRIOR TO SITE CLEARING AND GRADING (IF APPLICABLE).
8. RIPRAP SHALL BE NATURAL STONE, SOLID PRECAST CONCRETE BLOCKS MADE FROM GRADE P2 CONCRETE, OR SOUND PIECES OF BROKEN CONCRETE, FREE FROM STRUCTURAL DEFECTS. PLAIN RIPRAP SHALL CONSIST OF INDIVIDUAL STONES OR PIECES OF BROKEN CONCRETE HAVING A LEAST DIMENSION OF 8 INCHES. SMALLER PIECES MAY BE USED TO FILL SPACES FOR BETTER PROTECTION OF THE SLOPE.
9. WRAP ALL GRATES IN GEOTEXTILE FABRIC. PLACE PEASTONE FILTER MATERIAL OVER STRUCTURES.
10. ALL SE/SC MEASURES TO BE BUILT PER MDEQ BMP MEASURES.
11. SE/SC MEASURES TO BE MAINTAINED & PROPERLY STAGED THROUGHOUT PROJECT.

- PROPOSED SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED 12" STORM SYSTEM
- WETLAND
- DITCHLINE
- PROPOSED 8" SANITARY SEWER
- PROPOSED SAN MANHOLE
- PROPOSED FORCE MAIN
- EXISTING SANITARY SEWER
- EX SAN MANHOLE
- PROPOSED 8" DUCTILE WATER MAIN
- PROPOSED WATER LEAD
- EXISTING 8" WATER MAIN
- SETBACK
- UTILITY POLE
- PHONE PEDESTAL
- FOUND SURVEY MARKER
- FIRE HYDRANT
- WATER VALVE
- STREET SIGN
- WIRE FENCE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED STORM WATER FLOW
- EXISTING GRADE
- SOIL BORING
- 5' TALL X 20' WIDE BERM
- CONIFEROUS TREE
- SILT FENCE

MERRITT MIDWEST INC. CIVIL ENGINEERING • LAND SURVEYING • ARCHITECTURE 13560 76TH STREET SOUTH HAVEN, MI 49089 PH: 269-637-9205 FX: 269-637-9206		SOHA DRIFT LOFTS SOUTH HAVEN, MI SESC PLAN SHEET 1 OF 1 PROJECT NO: 25-018	
SCALE: 1" = 50' DATE: 3/17/25 REV: RP		REVISIONS:	
FILE NAME:			

PROPERTY OWNER:
 SAFE AND EASY SELF STORAGE, LLC
 4890 PAW LAKE ROAD
 COLOMA, MI 49038
 PHONE - 269.468.6001

Tables

Table 1 – Summary of Eligible Costs

Act 381 Brownfield Plan

SoHa Drift Lofts

73rd Street, South Haven

MSHDA Eligible Activities Costs and Schedule

MSHDA Eligible Activities	Cost	Completion Season/Year
Infrastructure & Safety Improvements Necessary to Support Housing	\$ 2,110,380	
<i>Streets, roads</i>	\$ 378,222	
<i>Sidewalks</i>	\$ 55,730	
<i>Lighting</i>	\$ 75,000	
<i>Storm Sewers</i>	\$ 192,750	
<i>Electric & Gas</i>	\$ 270,000	
<i>Water Mains & Connections</i>	\$ 417,850	
<i>Curb & Gutter</i>	\$ 140,000	
<i>Sanitary Sewer Mains & Connections</i>	\$ 332,425	
<i>Landscaping</i>	\$ 99,250	
<i>Soft Costs (Engineering, Design, Survey, Legal, other Professional)</i>	\$ 149,153	
MSHDA Eligible Activities Subtotal	\$ 2,110,380	
Contingency (15%)	\$ 316,557	
Brownfield Plan Preparation/Implementation	\$ 10,000	
MSHDA Eligible Activities Total Costs	\$ 2,436,937	

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan
SoHa Drift Lofts
73rd Street, South Haven

Estimated Taxable Value (TV) Increase Rate: 1% increase per year

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
*Base Taxable Value	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953
Future Taxable Value	\$ 1,066,667	\$ 2,844,444	\$ 4,622,222	\$ 6,400,000	\$ 8,000,000	\$ 8,080,000	\$ 8,160,800	\$ 8,242,408	\$ 8,324,832	\$ 8,408,080	\$ 8,492,161	\$ 8,577,083	\$ 8,662,854
Incremental Difference (New TV - Base TV)	\$ 1,040,714	\$ 2,818,491	\$ 4,596,269	\$ 6,374,047	\$ 7,974,047	\$ 8,054,047	\$ 8,134,847	\$ 8,216,455	\$ 8,298,879	\$ 8,382,127	\$ 8,466,208	\$ 8,551,130	\$ 8,636,901

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
South Haven Township Operating	0.5243	\$ 546	\$ 1,478	\$ 2,410	\$ 3,342	\$ 4,181	\$ 4,223	\$ 4,265	\$ 4,308	\$ 4,351	\$ 4,395	\$ 4,439	\$ 4,483	\$ 4,528
South Haven Police	0.7368	\$ 767	\$ 2,077	\$ 3,387	\$ 4,696	\$ 5,875	\$ 5,934	\$ 5,994	\$ 6,054	\$ 6,115	\$ 6,176	\$ 6,238	\$ 6,300	\$ 6,364
South Haven Roads	1.4246	\$ 1,483	\$ 4,015	\$ 6,548	\$ 9,080	\$ 11,360	\$ 11,474	\$ 11,589	\$ 11,705	\$ 11,823	\$ 11,941	\$ 12,061	\$ 12,182	\$ 12,304
South Haven Library	1.2274	\$ 1,277	\$ 3,459	\$ 5,641	\$ 7,824	\$ 9,787	\$ 9,886	\$ 9,985	\$ 10,085	\$ 10,186	\$ 10,288	\$ 10,391	\$ 10,496	\$ 10,601
South Haven Rec	0.2484	\$ 259	\$ 700	\$ 1,142	\$ 1,583	\$ 1,981	\$ 2,001	\$ 2,021	\$ 2,041	\$ 2,061	\$ 2,082	\$ 2,103	\$ 2,124	\$ 2,145
Senior Services	0.9825	\$ 1,023	\$ 2,769	\$ 4,516	\$ 6,263	\$ 7,835	\$ 7,913	\$ 7,992	\$ 8,073	\$ 8,154	\$ 8,235	\$ 8,318	\$ 8,401	\$ 8,486
VB CO Roads	0.9703	\$ 1,010	\$ 2,735	\$ 4,460	\$ 6,185	\$ 7,737	\$ 7,815	\$ 7,893	\$ 7,972	\$ 8,052	\$ 8,133	\$ 8,215	\$ 8,297	\$ 8,380
VB CO Ambulance	0.9353	\$ 973	\$ 2,636	\$ 4,299	\$ 5,962	\$ 7,458	\$ 7,533	\$ 7,609	\$ 7,685	\$ 7,762	\$ 7,840	\$ 7,918	\$ 7,998	\$ 8,078
VB CO Pub Safety	0.5322	\$ 554	\$ 1,500	\$ 2,446	\$ 3,392	\$ 4,244	\$ 4,286	\$ 4,329	\$ 4,373	\$ 4,417	\$ 4,461	\$ 4,506	\$ 4,551	\$ 4,597
VB CO Transit	0.2453	\$ 255	\$ 691	\$ 1,127	\$ 1,564	\$ 1,956	\$ 1,976	\$ 1,995	\$ 2,015	\$ 2,036	\$ 2,056	\$ 2,077	\$ 2,098	\$ 2,119
Conservation District	0.0989	\$ 103	\$ 279	\$ 455	\$ 630	\$ 789	\$ 797	\$ 805	\$ 813	\$ 821	\$ 829	\$ 837	\$ 846	\$ 854
Veterans Relief	0.0993	\$ 103	\$ 280	\$ 456	\$ 633	\$ 792	\$ 800	\$ 808	\$ 816	\$ 824	\$ 832	\$ 841	\$ 849	\$ 858
VB CO Parks	0.1000	\$ 104	\$ 282	\$ 460	\$ 637	\$ 797	\$ 805	\$ 813	\$ 822	\$ 830	\$ 838	\$ 847	\$ 855	\$ 864
VBISD Operating	0.1390	\$ 145	\$ 392	\$ 639	\$ 886	\$ 1,108	\$ 1,120	\$ 1,131	\$ 1,142	\$ 1,154	\$ 1,165	\$ 1,177	\$ 1,189	\$ 1,201
VBISD Spec Ed	4.1723	\$ 4,342	\$ 11,760	\$ 19,177	\$ 26,594	\$ 33,270	\$ 33,604	\$ 33,941	\$ 34,282	\$ 34,625	\$ 34,973	\$ 35,324	\$ 35,678	\$ 36,036
VBISD Voc Ed	2.4604	\$ 2,561	\$ 6,935	\$ 11,309	\$ 15,683	\$ 19,619	\$ 19,816	\$ 20,015	\$ 20,216	\$ 20,419	\$ 20,623	\$ 20,830	\$ 21,039	\$ 21,250
LMC	2.2654	\$ 2,358	\$ 6,385	\$ 10,412	\$ 14,440	\$ 18,064	\$ 18,246	\$ 18,429	\$ 18,614	\$ 18,800	\$ 18,989	\$ 19,179	\$ 19,372	\$ 19,566
VBC Allocated	4.4267	\$ 4,607	\$ 12,477	\$ 20,346	\$ 28,216	\$ 35,299	\$ 35,653	\$ 36,011	\$ 36,372	\$ 36,737	\$ 37,105	\$ 37,477	\$ 37,853	\$ 38,233
Local Total	21.5891	\$ 22,468	\$ 60,849	\$ 99,229	\$ 137,610	\$ 172,152	\$ 173,880	\$ 175,624	\$ 177,386	\$ 179,165	\$ 180,963	\$ 182,778	\$ 184,611	\$ 186,463

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13
South Haven Debt	4.5000	\$ 4,683	\$ 12,683	\$ 20,683	\$ 28,683	\$ 35,883	\$ 36,243	\$ 36,607	\$ 36,974	\$ 37,345	\$ 37,720	\$ 38,098	\$ 38,480	\$ 38,866
South Haven Fire	3.6300	\$ 3,778	\$ 10,231	\$ 16,684	\$ 23,138	\$ 28,946	\$ 29,236	\$ 29,529	\$ 29,826	\$ 30,125	\$ 30,427	\$ 30,732	\$ 31,041	\$ 31,352
Non-Capturable Total	8.1300	\$ 8,461	\$ 22,914	\$ 37,368	\$ 51,821	\$ 64,829	\$ 65,479	\$ 66,136	\$ 66,800	\$ 67,470	\$ 68,147	\$ 68,830	\$ 69,521	\$ 70,218

29.7191

Total Tax Increment Revenue (TIR) Available for Capture \$ 22,468 \$ 60,849 \$ 99,229 \$ 137,610 \$ 172,152 \$ 173,880 \$ 175,624 \$ 177,386 \$ 179,165 \$ 180,963 \$ 182,778 \$ 184,611 \$ 186,463

NOTES:

Table 2 – Total Captured Incremental Taxes Schedule

Act 381 Brownfield Plan
SoHa Drift Lofts
73rd Street, South Haven

Estimated Taxable Value (TV) Increase Rate:

Plan Year	14	15	16	17	18	19	20	21	22	Totals
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	
*Base Taxable Value	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ 25,953	\$ -
Future Taxable Value	\$ 8,749,482	\$ 8,836,977	\$ 8,925,347	\$ 9,014,600	\$ 9,104,746	\$ 9,195,794	\$ 9,287,752	\$ 9,380,629	\$ 9,474,435	\$ -
Incremental Difference (New TV - Base TV)	\$ 8,723,529	\$ 8,811,024	\$ 8,899,394	\$ 8,988,647	\$ 9,078,793	\$ 9,169,841	\$ 9,261,799	\$ 9,354,676	\$ 9,448,482	

Local Capture	Millage Rate											
South Haven Township Operating	0.5243	\$ 4,574	\$ 4,620	\$ 4,666	\$ 4,713	\$ 4,760	\$ 4,808	\$ 4,856	\$ 4,905	\$ 4,954	\$ 89,802	
South Haven Police	0.7368	\$ 6,427	\$ 6,492	\$ 6,557	\$ 6,623	\$ 6,689	\$ 6,756	\$ 6,824	\$ 6,893	\$ 6,962	\$ 126,199	
South Haven Roads	1.4246	\$ 12,428	\$ 12,552	\$ 12,678	\$ 12,805	\$ 12,934	\$ 13,063	\$ 13,194	\$ 13,327	\$ 13,460	\$ 244,006	
South Haven Library	1.2274	\$ 10,707	\$ 10,815	\$ 10,923	\$ 11,033	\$ 11,143	\$ 11,255	\$ 11,368	\$ 11,482	\$ 11,597	\$ 210,229	
South Haven Rec	0.2484	\$ 2,167	\$ 2,189	\$ 2,211	\$ 2,233	\$ 2,255	\$ 2,278	\$ 2,301	\$ 2,324	\$ 2,347	\$ 42,546	
Senior Services	0.9825	\$ 8,571	\$ 8,657	\$ 8,744	\$ 8,831	\$ 8,920	\$ 9,009	\$ 9,100	\$ 9,191	\$ 9,283	\$ 168,283	
VB CO Roads	0.9703	\$ 8,464	\$ 8,549	\$ 8,635	\$ 8,722	\$ 8,809	\$ 8,897	\$ 8,987	\$ 9,077	\$ 9,168	\$ 166,193	
VB CO Ambulance	0.9353	\$ 8,159	\$ 8,241	\$ 8,324	\$ 8,407	\$ 8,491	\$ 8,577	\$ 8,663	\$ 8,749	\$ 8,837	\$ 160,199	
VB CO Pub Safety	0.5322	\$ 4,643	\$ 4,689	\$ 4,736	\$ 4,784	\$ 4,832	\$ 4,880	\$ 4,929	\$ 4,979	\$ 5,028	\$ 91,155	
VB CO Transit	0.2453	\$ 2,140	\$ 2,161	\$ 2,183	\$ 2,205	\$ 2,227	\$ 2,249	\$ 2,272	\$ 2,295	\$ 2,318	\$ 42,015	
Conservation District	0.0989	\$ 863	\$ 871	\$ 880	\$ 889	\$ 898	\$ 907	\$ 916	\$ 925	\$ 934	\$ 16,940	
Veterans Relief	0.0993	\$ 866	\$ 875	\$ 884	\$ 893	\$ 902	\$ 911	\$ 920	\$ 929	\$ 938	\$ 17,008	
VB CO Parks	0.1000	\$ 872	\$ 881	\$ 890	\$ 899	\$ 908	\$ 917	\$ 926	\$ 935	\$ 945	\$ 17,128	
VBISD Operating	0.1390	\$ 1,213	\$ 1,225	\$ 1,237	\$ 1,249	\$ 1,262	\$ 1,275	\$ 1,287	\$ 1,300	\$ 1,313	\$ 23,808	
VBISD Spec Ed	4.1723	\$ 36,397	\$ 36,762	\$ 37,131	\$ 37,503	\$ 37,879	\$ 38,259	\$ 38,643	\$ 39,031	\$ 39,422	\$ 714,633	
VBISD Voc Ed	2.4604	\$ 21,463	\$ 21,679	\$ 21,896	\$ 22,116	\$ 22,337	\$ 22,561	\$ 22,788	\$ 23,016	\$ 23,247	\$ 421,418	
LMC	2.2654	\$ 19,762	\$ 19,960	\$ 20,161	\$ 20,363	\$ 20,567	\$ 20,773	\$ 20,982	\$ 21,192	\$ 21,405	\$ 388,019	
VBC Allocated	4.4267	\$ 38,616	\$ 39,004	\$ 39,395	\$ 39,790	\$ 40,189	\$ 40,592	\$ 40,999	\$ 41,410	\$ 41,826	\$ 758,207	
Local Total	21.5891	\$ 188,333	\$ 190,222	\$ 192,130	\$ 194,057	\$ 196,003	\$ 197,969	\$ 199,954	\$ 201,959	\$ 203,984	\$ 3,697,789	

Non-Capturable Millages	Millage Rate										
South Haven Debt	4.5000	\$ 39,256	\$ 39,650	\$ 40,047	\$ 40,449	\$ 40,855	\$ 41,264	\$ 41,678	\$ 42,096	\$ 42,518	\$ 770,762
South Haven Fire	3.6300	\$ 31,666	\$ 31,984	\$ 32,305	\$ 32,629	\$ 32,956	\$ 33,287	\$ 33,620	\$ 33,957	\$ 34,298	\$ 621,748
Non-Capturable Total	8.1300	\$ 70,922	\$ 71,634	\$ 72,352	\$ 73,078	\$ 73,811	\$ 74,551	\$ 75,298	\$ 76,054	\$ 76,816	\$ 1,548,460
	29.7191										

Total Tax Increment Revenue (TIR) Available for Capture \$ 188,333 \$ 190,222 \$ 192,130 \$ 194,057 \$ 196,003 \$ 197,969 \$ 199,954 \$ 201,959 \$ 203,984 \$ **3,697,789**

NOTES:

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
 SoHa Drift Lofts
 73rd Street, South Haven, Michigan

Developer Maximum Reimbursement	Proportionality	Local-Only Taxes	Total
State	0.0%	\$ -	\$ -
Local	100.0%	\$ 2,436,937	\$ 2,436,937
TOTAL			
Local Only	100.0%	\$ 2,436,937	\$ 2,436,937

Estimated Total
 Years of Plan: **22**

Estimated Capture	\$ 2,436,937
Administrative Fees	\$ 184,887
Local Brownfield Revolving Fund	\$ 957,849

	1	2	3	4	5	6	7	8	9	10	11	12	13
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total Local Incremental Revenue	\$ 22,468	\$ 60,849	\$ 99,229	\$ 137,610	\$ 172,152	\$ 173,880	\$ 175,624	\$ 177,386	\$ 179,165	\$ 180,963	\$ 182,778	\$ 184,611	\$ 186,463
BRA Administrative Fee	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404
Local TIR Available for Reimbursement	\$ 14,064	\$ 52,445	\$ 90,825	\$ 129,206	\$ 163,749	\$ 165,476	\$ 167,220	\$ 168,982	\$ 170,761	\$ 172,559	\$ 174,374	\$ 176,207	\$ 178,059
Total State & Local TIR Available	\$ 14,064	\$ 52,445	\$ 90,825	\$ 129,206	\$ 163,749	\$ 165,476	\$ 167,220	\$ 168,982	\$ 170,761	\$ 172,559	\$ 174,374	\$ 176,207	\$ 178,059

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10	11	12	13
Reimbursement Balance	\$ 2,436,937	\$ 2,422,873	\$ 2,370,428	\$ 2,279,603	\$ 2,150,397	\$ 1,986,649	\$ 1,821,173	\$ 1,653,953	\$ 1,484,971	\$ 1,314,209	\$ 1,141,651	\$ 967,277	\$ 791,070	\$ 613,011

Local-Only Costs	\$ 2,436,937	\$ 2,436,937	\$ 2,422,873	\$ 2,370,428	\$ 2,279,603	\$ 2,150,397	\$ 1,986,649	\$ 1,821,173	\$ 1,653,953	\$ 1,484,971	\$ 1,314,209	\$ 1,141,651	\$ 967,277	\$ 791,070
Local Tax Reimbursement	\$ 2,436,937	\$ 14,064	\$ 52,445	\$ 90,825	\$ 129,206	\$ 163,749	\$ 165,476	\$ 167,220	\$ 168,982	\$ 170,761	\$ 172,559	\$ 174,374	\$ 176,207	\$ 178,059
Total Local-Only Reimbursement Balance	\$ 2,422,873	\$ 2,370,428	\$ 2,279,603	\$ 2,150,397	\$ 1,986,649	\$ 1,821,173	\$ 1,653,953	\$ 1,484,971	\$ 1,314,209	\$ 1,141,651	\$ 967,277	\$ 791,070	\$ 613,011	
Total Annual Developer Reimbursement	\$ 14,064	\$ 52,445	\$ 90,825	\$ 129,206	\$ 163,749	\$ 165,476	\$ 167,220	\$ 168,982	\$ 170,761	\$ 172,559	\$ 174,374	\$ 176,207	\$ 178,059	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from state and local TIR.

Footnotes:

Table 3 – Estimated Reimbursement Schedule

Act 381 Brownfield Plan
 SoHa Drift Lofts
 73rd Street, South Haven, Michigan

Developer Maximum Reimbursement	Proportionality
State	0.0%
Local	100.0%
TOTAL	
Local Only	100.0%

	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	TOTAL
Total Local Incremental Revenue	\$ 188,333	\$ 190,222	\$ 192,130	\$ 194,057	\$ 196,003	\$ 197,969	\$ 199,954	\$ 201,959	\$ 203,984	\$ 3,697,789
BRA Administrative Fee	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 8,404	\$ 184,887
Local TIR Available for Reimbursement	\$ 179,929	\$ 181,818	\$ 183,726	\$ 185,653	\$ 187,599	\$ 189,565	\$ 191,550	\$ 193,555	\$ 195,580	\$ 3,512,902
Total State & Local TIR Available	\$ 179,929	\$ 181,818	\$ 183,726	\$ 185,653	\$ 187,599	\$ 189,565	\$ 191,550	\$ 193,555	\$ 195,580	\$ 3,512,902
DEVELOPER										
	Beginning Balance									
Reimbursement Balance	\$ 2,436,937	\$ 433,082	\$ 251,263	\$ 67,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<hr/>										
Local-Only Costs	\$ 2,436,937	\$ 613,011	\$ 433,082	\$ 251,263	\$ 67,538	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ 2,436,937	\$ 179,929	\$ 181,818	\$ 183,726	\$ 67,538	\$ -	\$ -	\$ -	\$ -	\$ 2,436,937
Total Local-Only Reimbursement Balance	\$ 433,082	\$ 251,263	\$ 67,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,436,937
Total Annual Developer Reimbursement	\$ 179,929	\$ 181,818	\$ 183,726	\$ 67,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,436,937
LOCAL BROWNFIELD REVOLVING FUND										
LBRF Deposits*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ 118,115	\$ 187,599	\$ 189,565	\$ 191,550	\$ 193,555	\$ 77,465	\$ 957,849
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible

Footnotes:

Appendix

1

SOUTH HAVEN CHARTER TOWNSHIP, MICHIGAN

**RESOLUTION SUPPORTING THE ADOPTION OF A BROWNFIELD PLAN
SOHA DRIFT LOFTS, SOUTH HAVEN CHARTER TOWNSHIP, VAN BUREN COUNTY, MICHIGAN
BY SOUTH HAVEN CHARTER TOWNSHIP
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the South Haven Charter Township Board of Trustees, South Haven, Michigan, held at the South Haven Charter Township Hall located at 09761 Blue Star Memorial Hwy, South Haven, MI 49090, on the _____ day of _____ 2026 at ____ PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, South Haven Charter Township, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has formally resolved to participate in the Van Buren County Brownfield Redevelopment Authority (the "Authority") and have designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed and recommended for approval by the Brownfield Plan (the "Plan") attached hereto, to be carried out within South Haven Charter Township, relating to the development of property located at 73rd Street, Michigan (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the South Haven Charter Township Board of Trustees have reviewed the Plan, and have been provided with a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Van Buren County Brownfield Redevelopment Authority has passed a resolution supporting the adoption of the Plan;

WHEREAS, the South Haven Charter Township Board of Trustees have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the

- Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
 4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
 5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the South Haven Charter Township Board of Trustees concurs with the approval of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the South Haven Charter Township Board of Trustees, by the Act, the Plan is hereby supported in the form attached to this Resolution.
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.

STATE OF MICHIGAN)

)§

VAN BUREN COUNTY)ss:

I, the undersigned, the fully qualified and South Haven Charter Township Clerk, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the South Haven Charter Township Board of Trustees at a regular meeting held on the ____ day of _____ 2026, the original of which resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature
this ____ day of _____ 2026.

Brenda Bertorelli

South Haven Charter Township Clerk

VAN BUREN COUNTY, MICHIGAN

**RESOLUTION ADOPTING A BROWNFIELD PLAN
SOHA DRIFT LOFTS, SOUTH HAVEN CHARTER TOWNSHIP, MICHIGAN
BY THE COUNTY OF VAN BUREN
PURSUANT TO AND IN ACCORDANCE WITH
THE PROVISIONS OF ACT 381 OF THE PUBLIC ACTS
OF THE STATE OF MICHIGAN OF 1996, AS AMENDED**

At a regular meeting of the Board of Commissioners of Van Buren County, Michigan, held in the Don Hanson Board of Commissioners Chambers, Van Buren County Administration Building located at 219 E. Paw Paw Street, Second Floor, Paw Paw, MI 49079 on the ___ day of __ 2026 at __ PM.

PRESENT:

ABSENT:

MOTION BY:

SUPPORTED BY:

WHEREAS, Van Buren County, pursuant to and in accordance with the provisions of the Brownfield Redevelopment Financing Act, being Act 381 of the Public Acts of the State of Michigan of 1996, as amended (the "Act"), has established the Brownfield Redevelopment Authority of Van Buren County (the "Authority") and have designated that all related activities shall proceed through the Authority; and

WHEREAS, the Authority, pursuant to and in accordance with Section 13 of the Act, has reviewed, and recommended for adoption by the Van Buren County Board of Commissioners, the Brownfield Plan (the "Plan") attached hereto, to be carried out within South Haven Charter Township, relating to the development of property located at 73rd Street, South Haven, Michigan, (the "Site"), as shown in Figures 1 and 2 of the Plan and more particularly described in the legal description of the property contained within the attached Plan; and

WHEREAS, the Van Buren County Board of Commissioners have reviewed the Plan, and have been provided with a reasonable opportunity to express their views and recommendations regarding the Plan and in accordance with Section 14(5) of the Act; and

WHEREAS, the Van Buren County Board of Commissioners have noticed and held a public hearing in accordance with Section 14 (1, 2, 3, 4, and 5) of the Act, and

WHEREAS, the Van Buren County Brownfield Redevelopment Authority and the South Haven Charter Township Board of Trustees have passed a resolution supporting the adoption of the Plan;

WHEREAS, the Van Buren County Board of Commissioners have made the following determinations and findings:

1. The Plan constitutes a public purpose under the Act;
2. The Plan meets all of the requirements for a Brownfield plan set forth in Section 13 of the Act;
3. The proposed method of financing the costs of the eligible activities, as described in the Plan, was feasible and the Authority has the ability to arrange the financing;
4. The costs of the eligible activities proposed in the Plan are reasonable and necessary to carry out the purposes of the Act; and
5. The amount of captured taxable value estimated to result from the adoption of the Plan is reasonable; and

WHEREAS, as a result of the review of the Plan the Van Buren County Board of Commissioners concur with the adoption of the individual Plan.

NOW, THEREFORE BE IT RESOLVED THAT:

1. **Plan Support.** Pursuant to the authority vested in the Van Buren County Board of Commissioners, by the Act, the Plan is hereby supported in the form attached to this Resolution.
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.

STATE OF MICHIGAN)

)§

VAN BUREN COUNTY)

I, the undersigned, the fully qualified and acting Clerk of Van Buren County, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Van Buren County Board of Commissioners at a regular meeting held on the ___ day of ___ 2026, the original of which resolution is on file in my office.

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

Suzie Roehm

Van Buren County Clerk

Appendix

2

Page Intentionally Left Blank

Development and Reimbursement Agreement Pending

Appendix

3

NOTICE TO ALL TAXING JURISDICTIONS

The Van Buren County Board of Commissioner proposes to approve a Brownfield Plan for a property in South Haven Charter Township, Michigan.

Van Buren County has established a Brownfield Redevelopment Authority (the "Authority") in accordance with the Brownfield Redevelopment Act, Act No. 381 of the Michigan Public Acts of 1996, as amended (the "Act"). The Act was enacted to provide a means for local units of government to facilitate the revitalization of environmentally impacted, functionally obsolete, blighted, or housing development properties. The Act permits the use of the tax increment financing in order to provide the Authority with the means of financing the redevelopment project included in a Brownfield Plan.

The Authority Board has reviewed and recommended the adoption of a Brownfield Plan related to the development of one parcel of property located at 73rd Street, South Haven, Michigan. The property is one vacant parcel that will be developed into 45 owner-occupied housing units. The total project investment is anticipated to total \$16,000,000.

The property qualifies as "eligible property" under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended ("Act 381"), on the basis of meeting the definition of a "Housing Property" in Section 2(p)(ii).

This Brownfield Plan provides a means for the developer to recover its costs of eligible activities which primarily include infrastructure and safety improvements necessary to support housing.

The plan will be considered for adoption at the _____, 2026 meeting of the Van Buren County Board of Commissioners held at _____ P.M. at Don Hanson Board of Commissioners Chambers, 219 E. Paw Paw Street, Second Floor, Paw Paw, MI 49079. If you have any questions or comments concerning the Brownfield Redevelopment Authority or the adoption of the Plan you may attend the meeting and express those concerns during the Public Hearing. You may also direct inquiries to Lisa Ransler at 269-657-8200 ext.1073 or ranslerl@vanburencountymi.gov.

Dated: _____, 2026

Appendix

4

NOTICE OF PUBLIC HEARING

VAN BUREN COUNTY BOARD OF COMMISSIONERS

**REGARDING THE ADOPTION OF A BROWNFIELD PLAN
THE SOHA DRIFT LOFTS, SOUTH HAVEN CHARTER TOWNSHIP
VAN BUREN COUNTY, MICHIGAN**

TO ALL INTERESTED PERSONS IN VAN BUREN COUNTY

PLEASE TAKE NOTICE that the Van Buren County Board of Commissioners will hold a Public Hearing on a Brownfield Plan for SOHA Drift Lofts the ___ day of ___ 2026, at approximately ___, Eastern Daylight time held at the Van Buren County Board of Commissioners Chambers – 219 E. Paw Paw Street, Paw Paw, MI to receive public comment on a Brownfield Redevelopment Plan to include therein the property located at 73rd Street, South Haven Charter Township, Van Buren County, Michigan. The following legal parcel is included in the “eligible property”:

- Parcel IDs # 80-17-011-032-61

The project consists of two parcels in South Haven Charter Township. The project will involve the redevelopment of a 10.16-acre site into 45 new owner-occupied housing units. Primary eligible activities include infrastructure and safety improvements to support housing activities.

The property qualifies as “eligible property” under the Brownfield Redevelopment Financing Act, 1996 PA 381, as amended (“Act 381”), on the basis of meeting the definition of a “Housing Property” in Section 2(p)(ii).

The Brownfield Plan, which includes a site map and legal description of the parcel, is available for public inspection at the Van Buren County Administration Building. All aspects of the plan are open for discussion at the public hearing.

FURTHER INFORMATION may be obtained from Lisa Ransler at 269-657-8200 ext.1073 or ranslerl@vanburencountymi.gov.

THIS NOTICE is given by order of the Van Buren County, Michigan.

Suzie Roehm
Van Buren County Clerk

Appendix

5

South Haven

Population	Households	Median HH Income	Owner HH Income	Renter HH Income
10,621	4,803	\$44,724	\$61,939	\$24,932

Housing Costs

Owner Units

Home Value	\$217,749	2016 Value	\$163,655
Cost M/NM	\$1605/\$536	Value ▲	33.1%

\$72,583 To afford median home

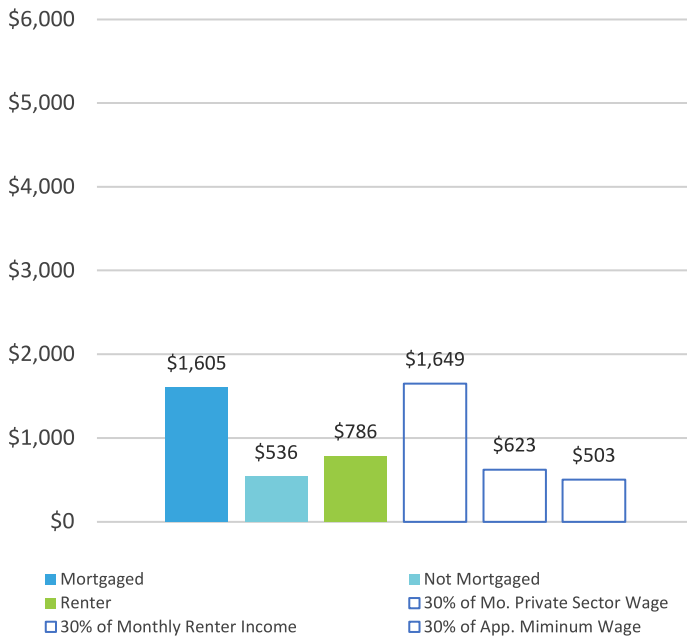
Renter Units

Gross Rent	\$786	2016 Rent	\$718
		Rent ▲	9.4%

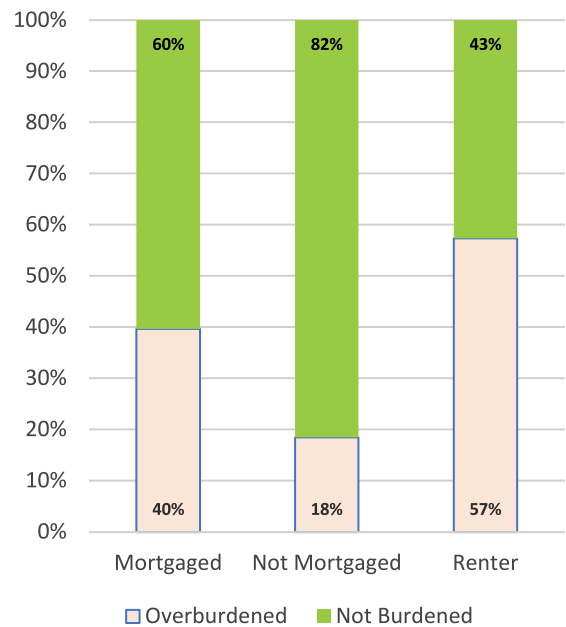
\$31,440 To afford median gross rent

Affordability Gap

Monthly Costs: Owners and Renters



Cost-Burdened Households



Housing and Development Conditions

Housing Stock

Units	7,206	Owner HH	66%	Renter HH	34%
Median Year Built	1967	% Built Pre-1970			51.8%
Median Move Year	2010	% Built After 2010			1.9%
Median Rooms	5.6	SF%	67.2%	MM%	12.9%
		MF%			9.7%

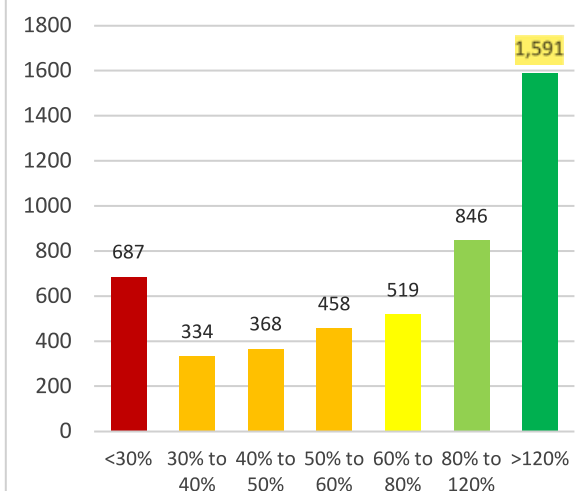
Vacancy Rates

Total	33.3%	Owner	0%	Renter	0.1%
Seasonal	24.4%	Other	4.1%	# V Rent	130
				#V Owner	0

Homeownership Rate by Race/Ethnicity

Black	31.8%	White	71.9%
Asian	47.7%	Other or Multiracial	67.7%
Am. Indian	0.0%	Hispanic	56.1%
Pacific Islnd	0.0%		

Number of Households by AMI Group



Appendix

6

DRAWINGS FOR:
SOHA DRIFT LOFTS

73rd Street South Haven MI

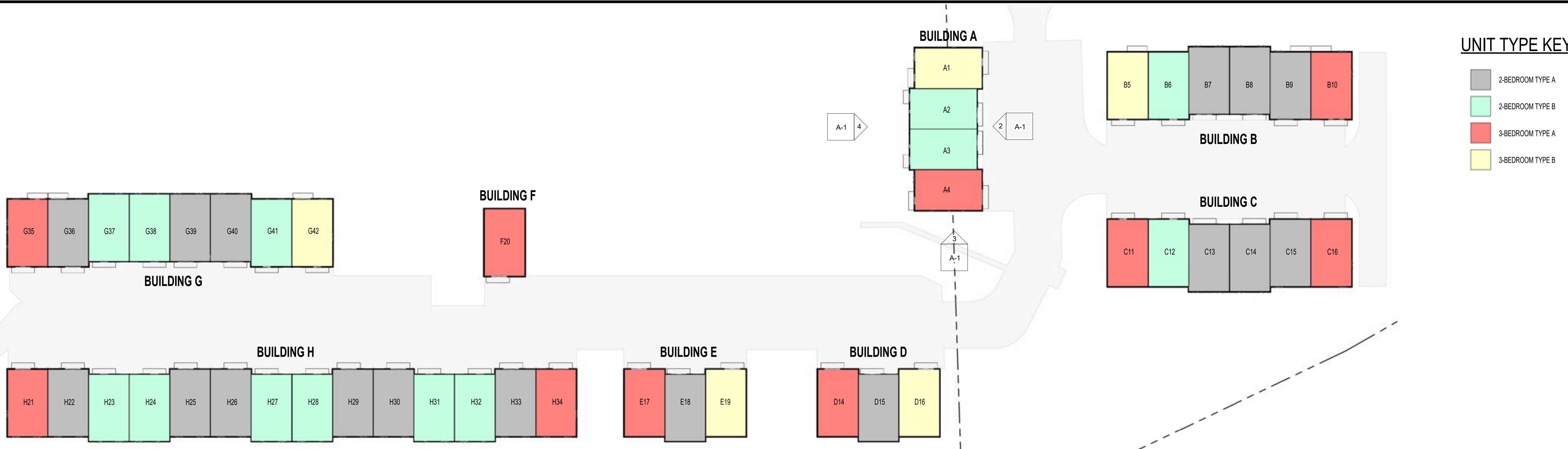


5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
PHONE: (269) 429-7000
FAX: (269) 429-7888
EMAIL: ade@brooksarch.com

© BROOKS ARCHITECTURAL INC. 2025



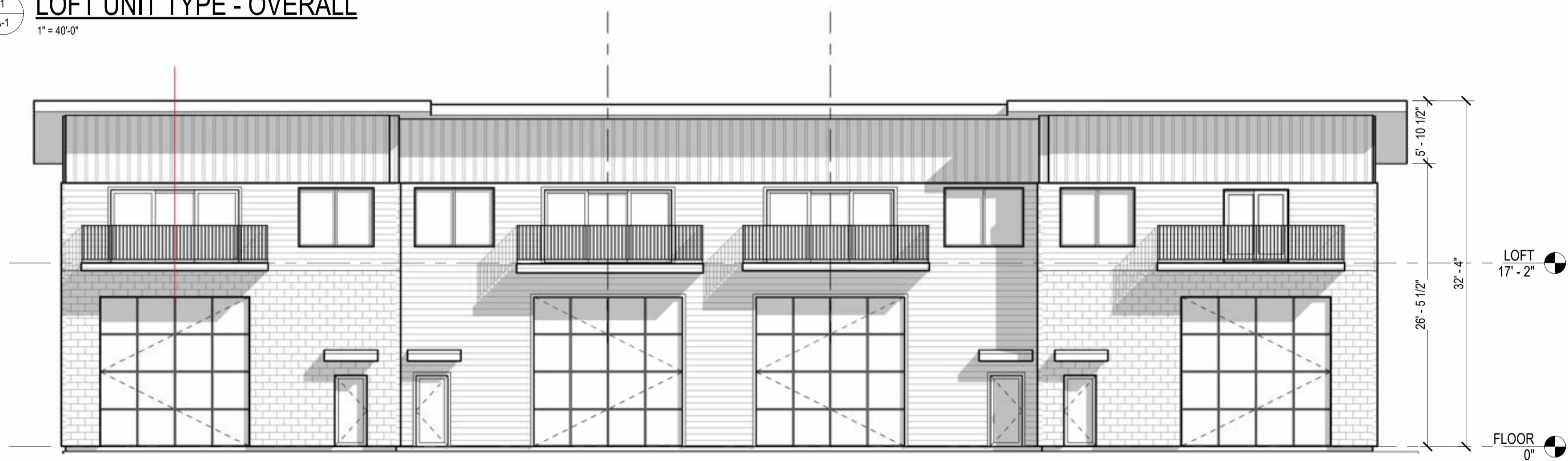
DRAWN BY: cv
APPROVED BY: aa
REVISIONS
PROJECT: 25-030C
DATE: 8-4-2025
SHEET
T-1
OF XX



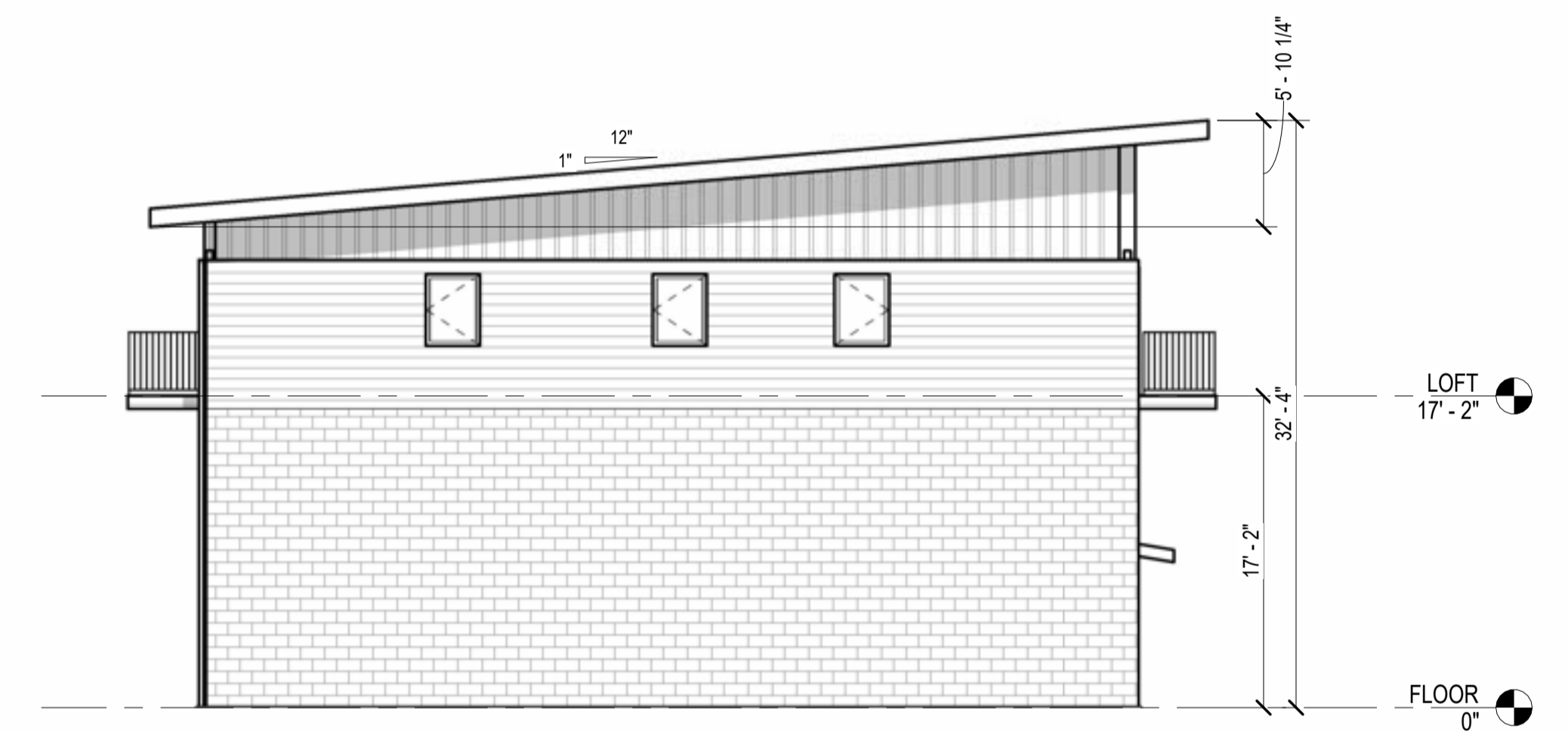
UNIT TYPE KEY

- 2-BEDROOM TYPE A
- 2-BEDROOM TYPE B
- 3-BEDROOM TYPE A
- 3-BEDROOM TYPE B

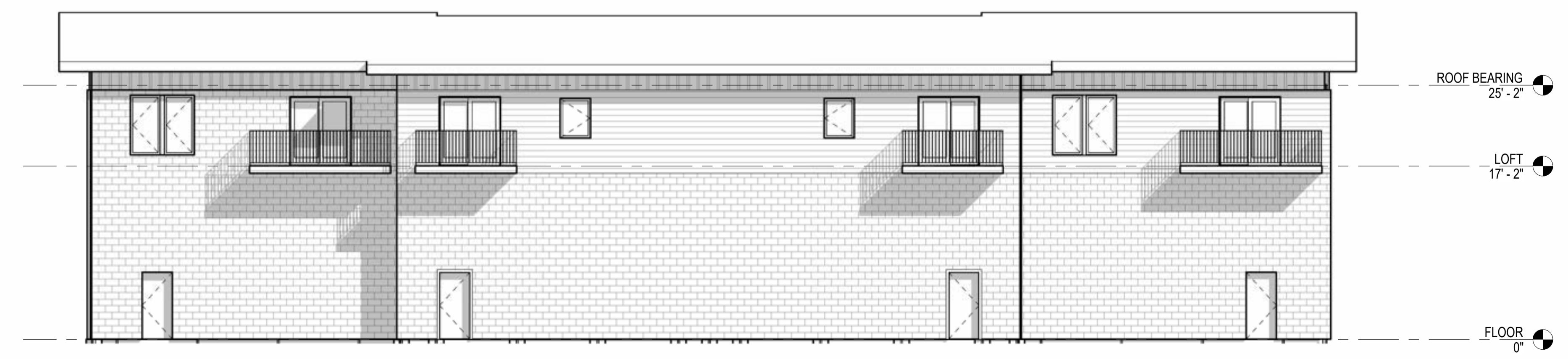
1
A-1
LOFT UNIT TYPE - OVERALL
1" = 40'-0"



2
A-1
BUILDING A - FRONT ELEVATION
1/8" = 1'-0"



3
A-1
BUILDING A - SIDE ELEVATION
1/8" = 1'-0"



4
A-1
BUILDING A - BACK ELEVATION
1/8" = 1'-0"

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
Phone: (269) 429-7000
Fax: (269) 429-7888
Email: ade@brooksrch.com
© BROOKS ARCHITECTURAL, INC. 2023

BROOKS
ARCHITECTURAL

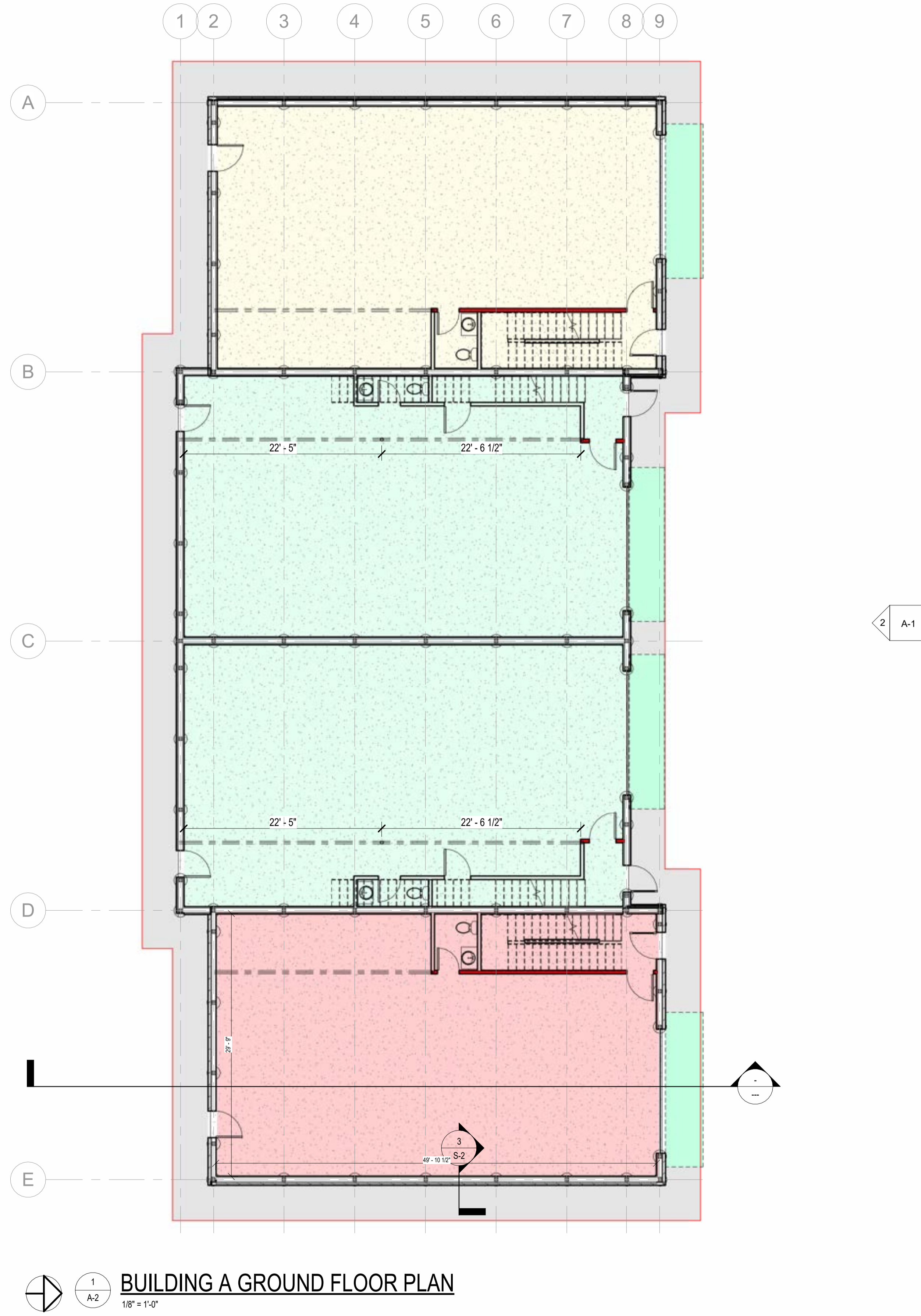
UNIT LAYOUT & ELEVATIONS
DRAWINGS FOR:
SOUTH HAVEN BARNDOMINIUMS
73rd Street South Haven MI

DRAWN BY: XX
APPROVED BY: XX
REVISIONS

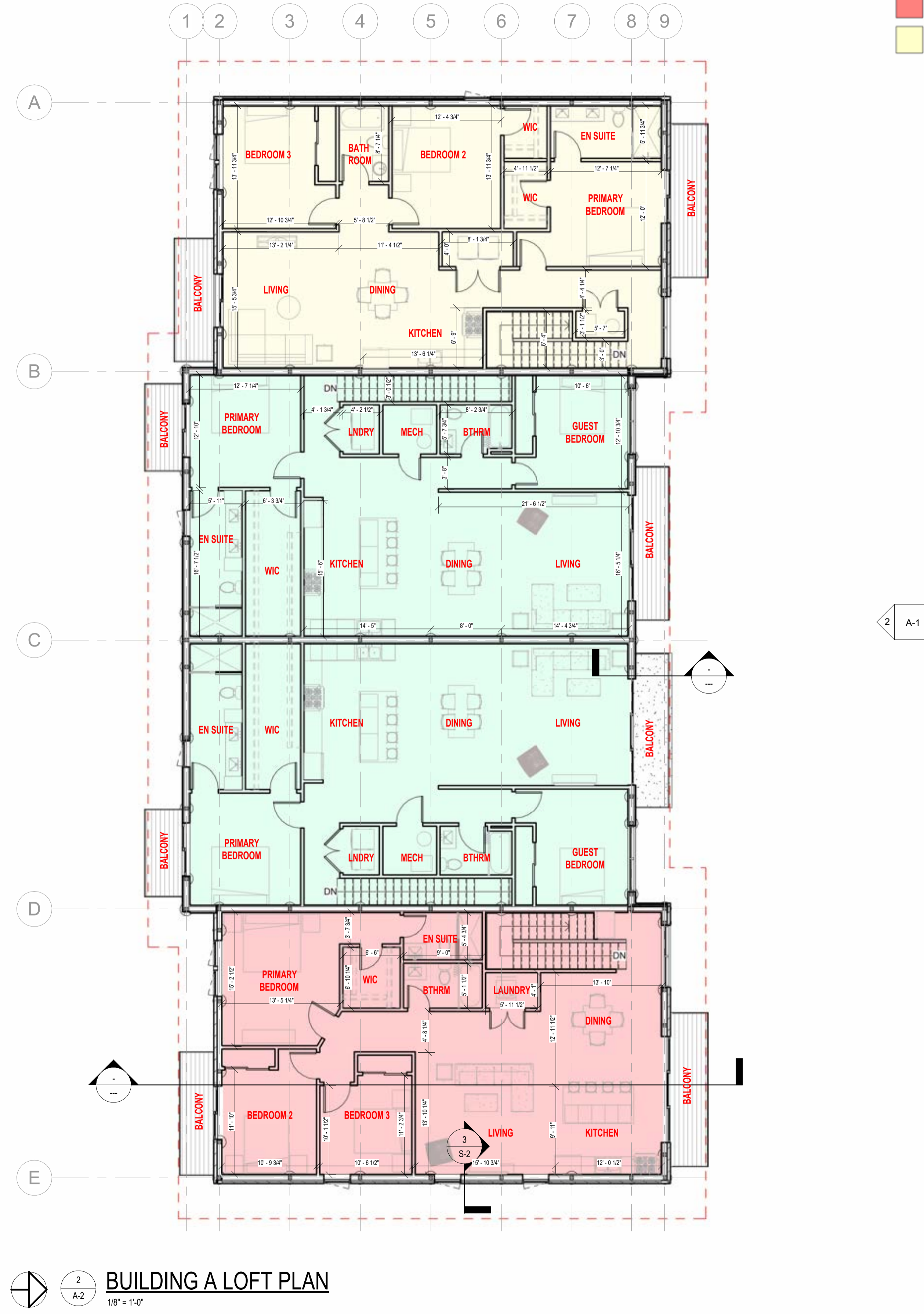
PROJECT: 25-030C
DATE: 8-4-2025

SHEET
A-1
OF XX

P:\Celeena\25-030C Barndominiums\Storage
Lofts JULY.rvt
8/4/2025 3:53:50 PM



BUILDING A GROUND FLOOR PLAN
1/8" = 1'-0"



BUILDING A LOFT PLAN
1/8" = 1'-0"

UNIT TYPE KEY

- 2-BEDROOM TYPE A
- 2-BEDROOM TYPE B
- 3-BEDROOM TYPE A
- 3-BEDROOM TYPE B



2 BUILDING G - FRONT ELEVATION
A-3 3/32" = 1'-0"



3 BUILDING H - PARTIAL FRONT ELEVATION
A-3 3/32" = 1'-0"



BUILDING G



BUILDING H

5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
Phone: (269) 429-7000
Fax: (269) 429-7888
Email: ade@brooksrch.com
© BROOKS ARCHITECTURAL, INC. 2023

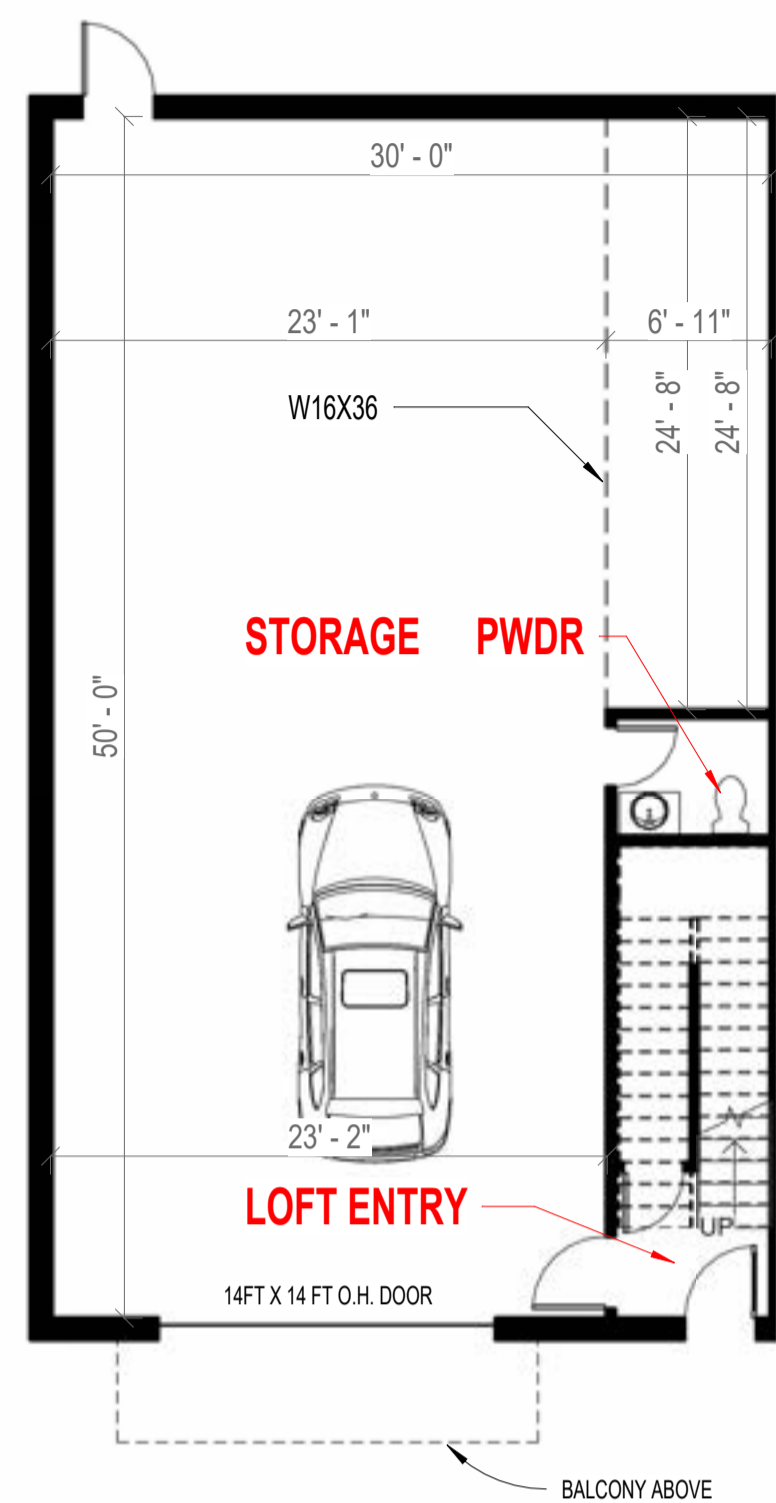
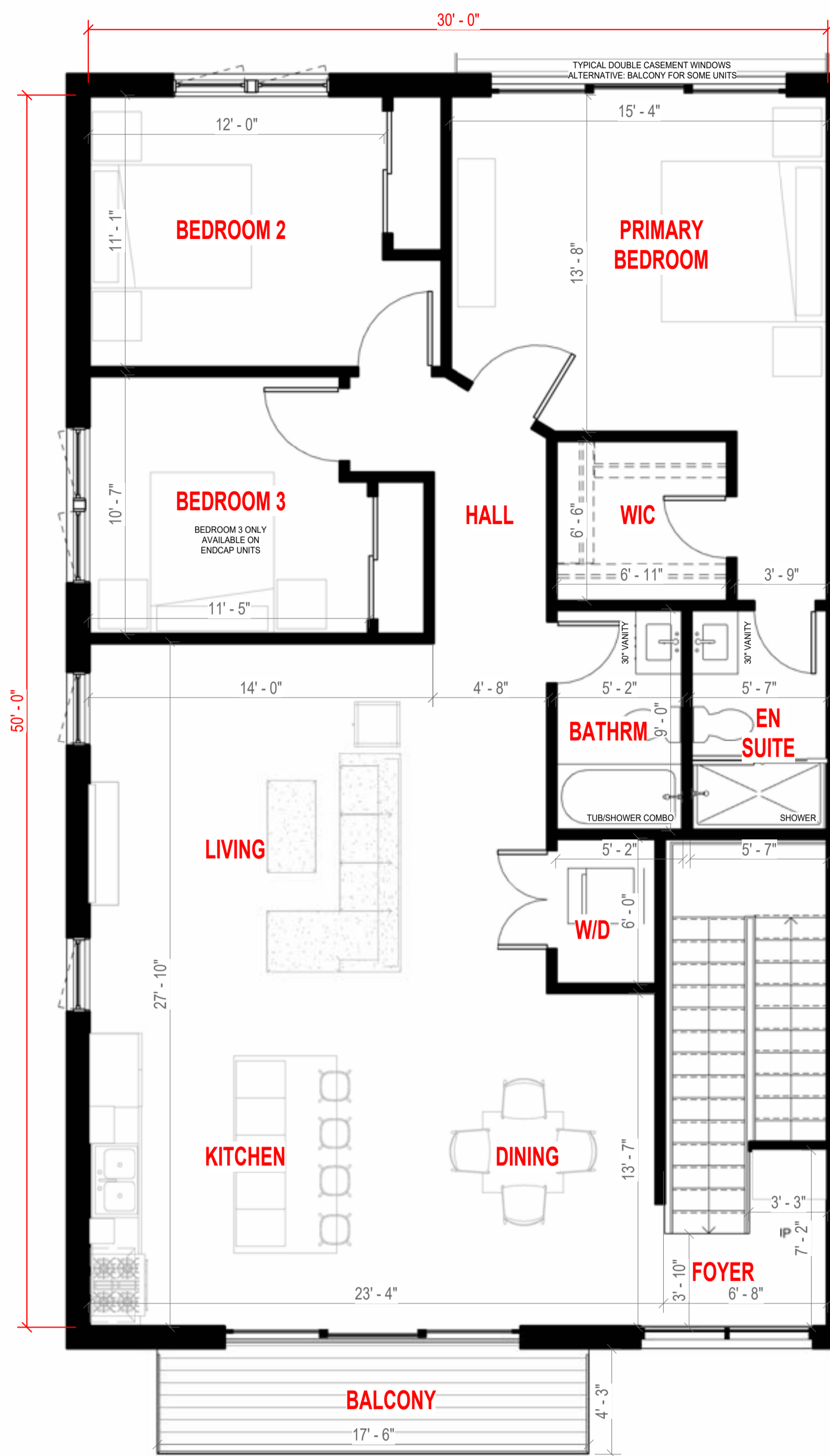
BROOKS
ARCHITECTURAL

ELEVATIONS
DRAWINGS FOR:
SOUTH HAVEN BARNDOMINIUMS
73rd Street South Haven MI

DRAWN BY: CV
APPROVED BY: AA
REVISIONS

PROJECT: 25-030C
DATE: 8-4-2025

SHEET
A-3
OF XX



2
A-4
3 BEDROOM STORAGE
1/8" = 1'-0"



FRONT ELEVATION



VIEW FROM FOYER



VIEW FROM KITCHEN

1
A-4
3 BEDROOM LOFT
1/4" = 1'-0"



PRIMARY BEDROOM & EN SUITE



5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
Phone: (269) 429-7000
Fax: (269) 429-7888
Email: ade@brooksrch.com

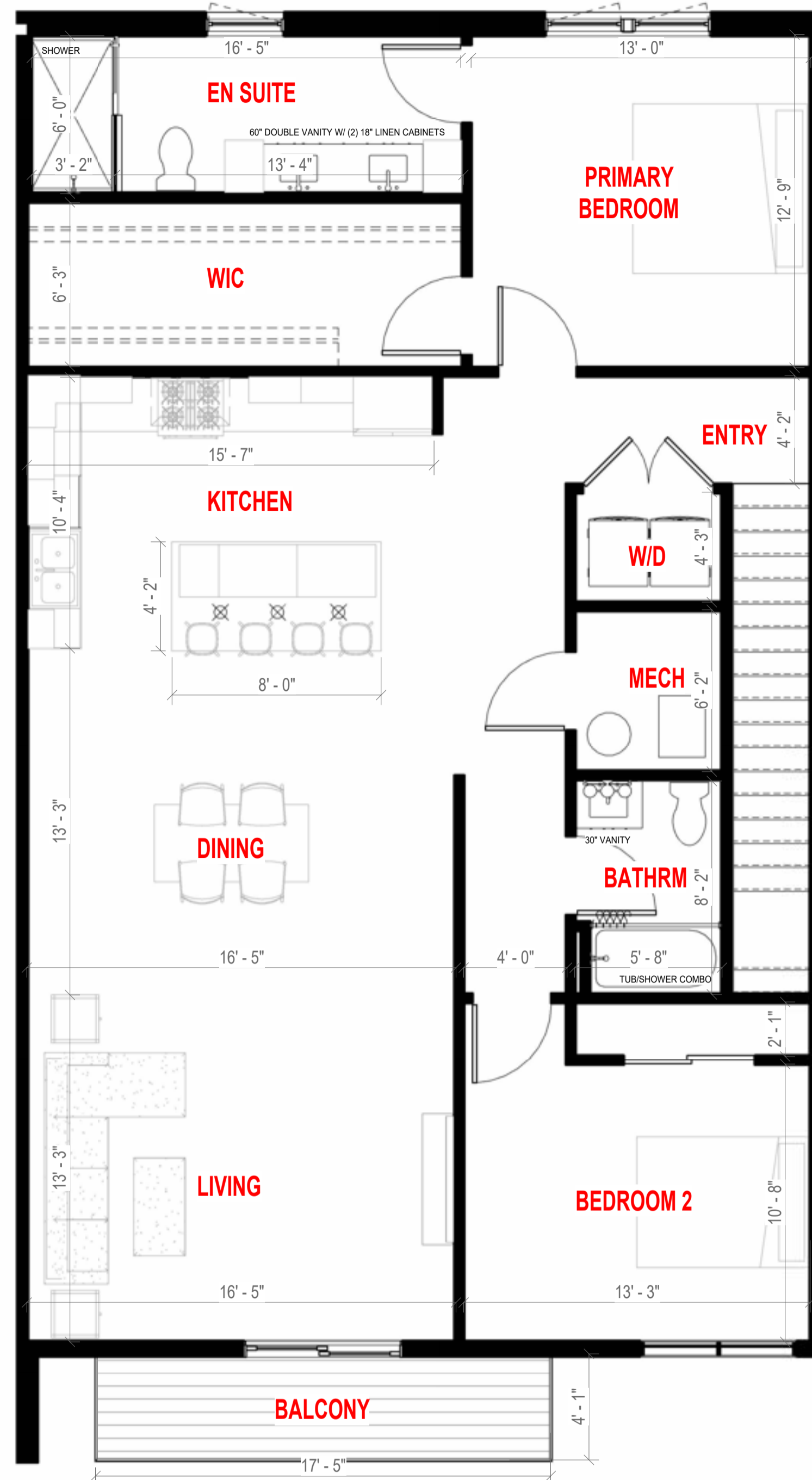
BROOKS
ARCHITECTURAL

RED UNIT - 3 BEDROOM END CAP
DRAWINGS FOR:
SOUTH HAVEN BARNDOMINIUMS
73rd Street South Haven MI

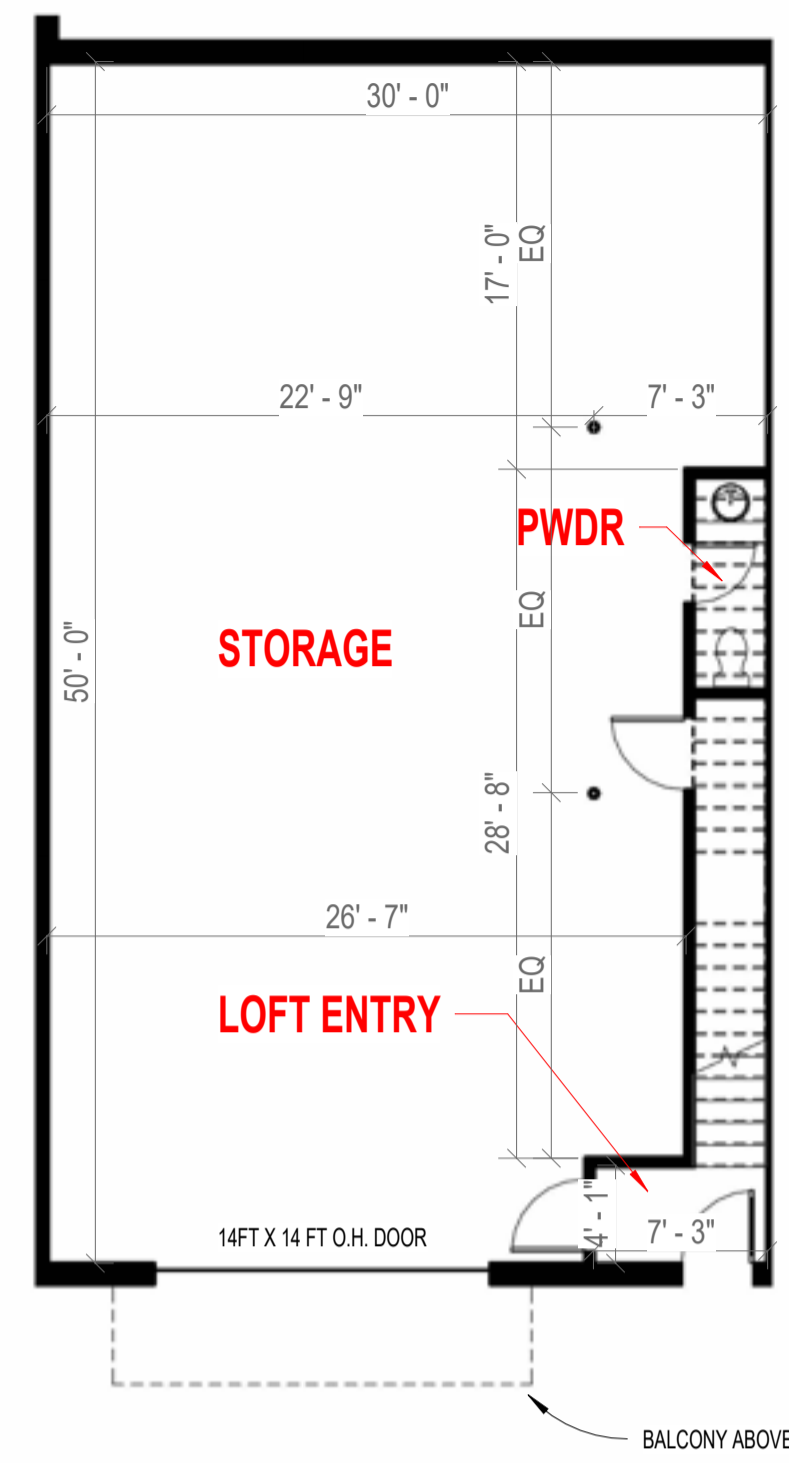
DRAWN BY: XX
APPROVED BY: XX
REVISIONS

PROJECT: 25-030C
DATE: 8-4-2025

SHEET
A-4
OF XX



3 2 BEDROOM LOFT
1/4" = 1'-0"



1 2 BEDROOM STORAGE
1/8" = 1'-0"



FRONT ELEVATION

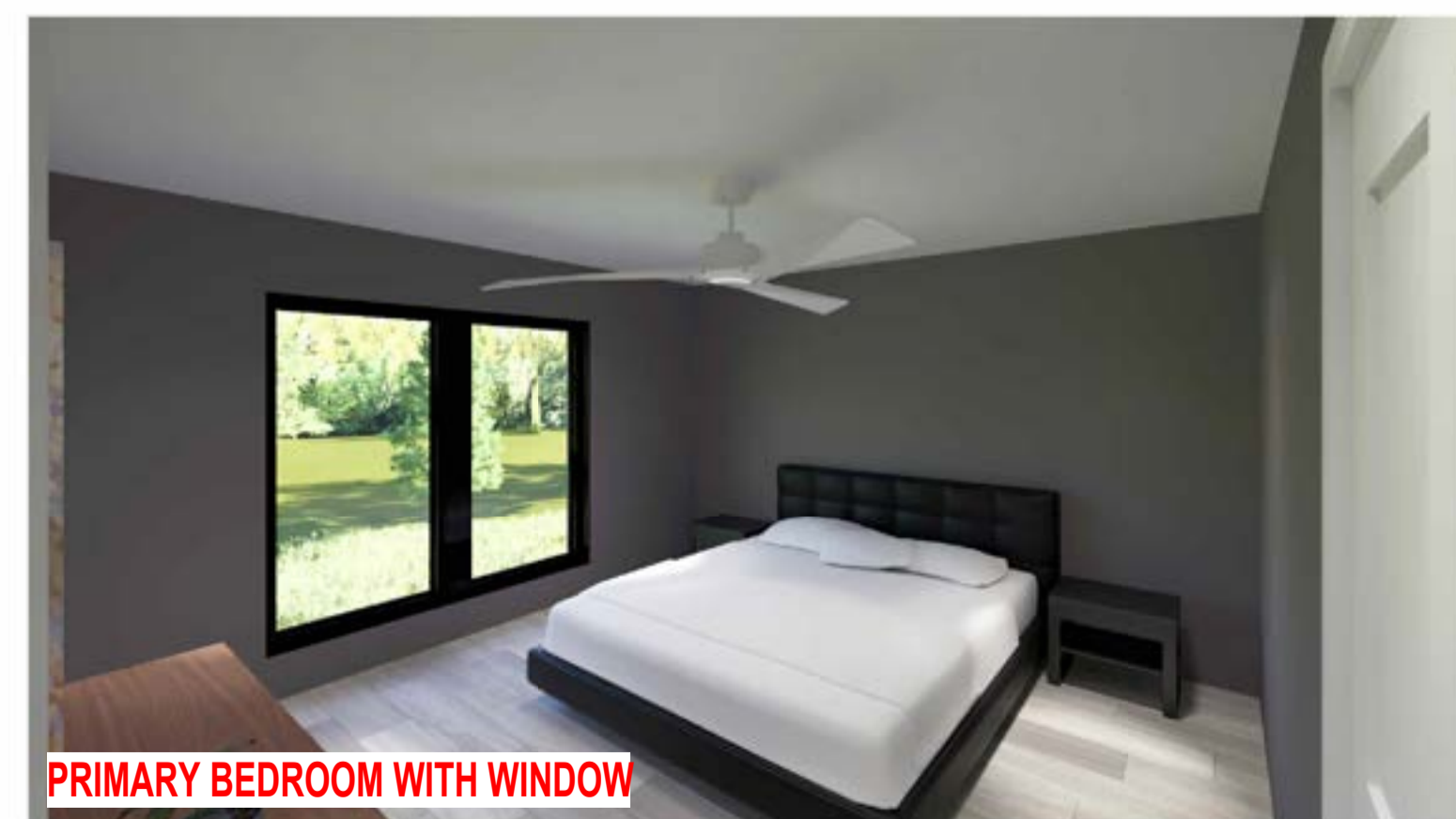


VIEW FROM KITCHEN

VIEW FROM LIVING ROOM



EN SUITE BATHROOM



PRIMARY BEDROOM WITH WINDOW



BEDROOM 2



GUEST BATHROOM

5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
Phone: (269) 429-7000
Fax: (269) 429-7888
Email: ad@brooksrch.com

BROOKS
ARCHITECTURAL

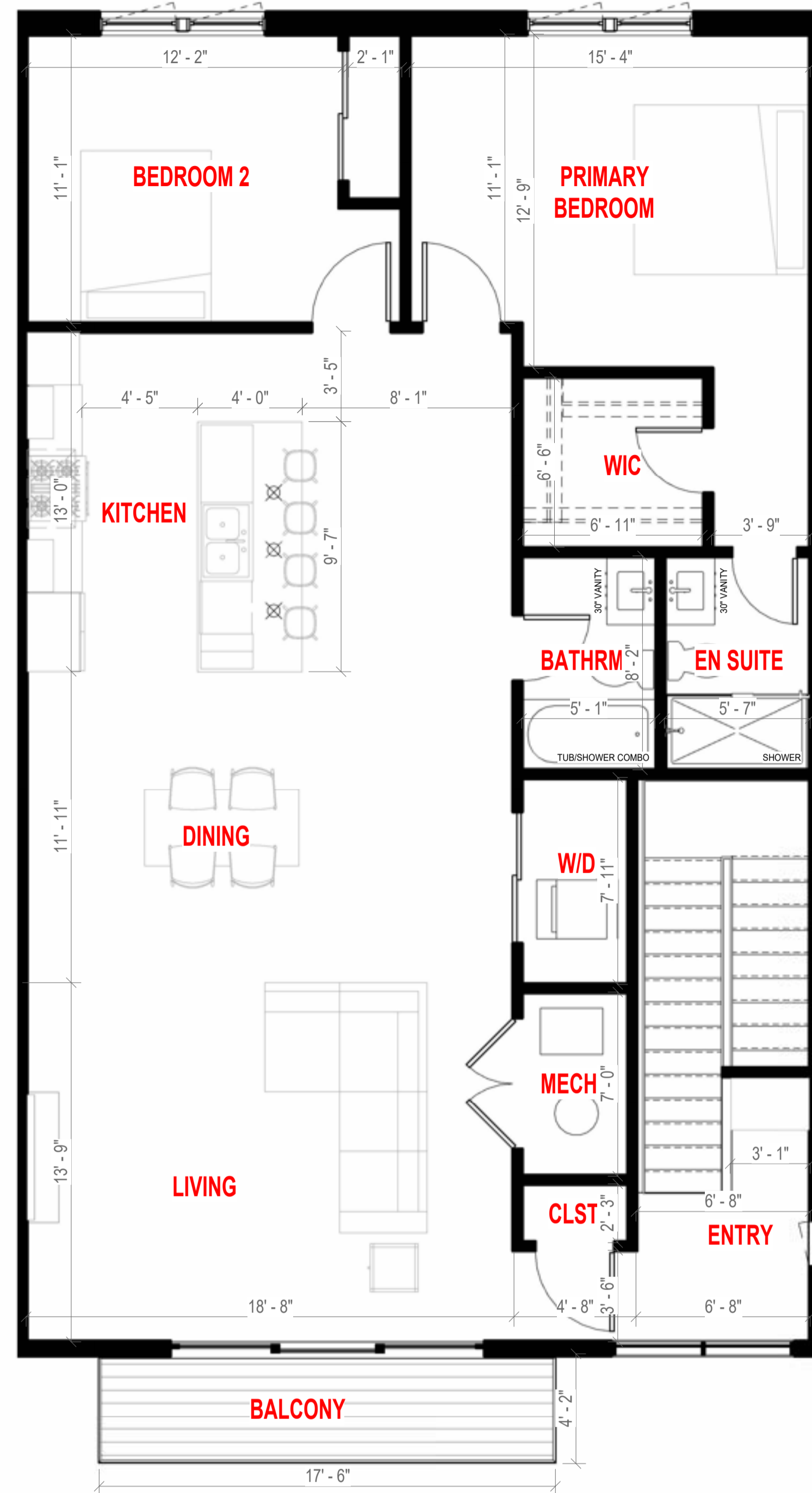
GREEN UNIT - 2 BEDROOM (STRAIGHT STAIRS)

DRAWINGS FOR:
SOUTH HAVEN BARNDOMINIUMS
73rd Street South Haven MI

DRAWN BY: XX
APPROVED BY: XX
REVISIONS

PROJECT: 25-030C
DATE: 8-4-2025

SHEET
A-5
OF XX



1 2 BEDROOM LOFT
A-6 1/4" = 1'-0"



FRONT ELEVATION



VIEW FROM KITCHEN



VIEW FROM LIVING ROOM



EN SUITE BATHROOM



PRIMARY BEDROOM WITH BALCONY



BEDROOM 2



GUEST BATHROOM

5844 RED ARROW HIGHWAY
STEVENSVILLE, MICHIGAN 49127
Phone: (269) 429-7000
Fax: (269) 429-7888
Email: ade@brooksrch.com
© BROOKS ARCHITECTURAL INC. 2023

BROOKS
ARCHITECTURAL

GREY UNIT - 2 BEDROOM (SWITCHBACK STAIRS)

DRAWINGS FOR:
SOUTH HAVEN BARNDOMINIUMS
73rd Street South Haven MI

DRAWN BY: CV
APPROVED BY: AA
REVISIONS

PROJECT: 25-030C
DATE: 8-4-2025

SHEET
A-6
OF XX