
SoHa Drift Lofts LLC Brownfield Plan Fact Sheet

Project Overview: 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 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.

Address: 73rd Street, South Haven, Michigan 49090

Parcel ID: 80-17-011-032-61

Eligible Activities

- **Infrastructure & 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.
- **15% Contingency:** A 15% Contingency on future costs is included to cover unexpected cost overruns encountered during construction on future costs. The total contingency cost is anticipated at \$316,557.
- **Brownfield Plan Preparation/Implementation:** Preparation and implementation of the Brownfield Plan is anticipated to be \$10,000.

Eligible Activities Total Cost: \$2,436,937

Anticipated Outcomes:

- **\$25,953** Initial Taxable Value (2025)
- **\$8M** Estimated Future Taxable Value
- **\$16M** Estimated Total Investment

- **22 Years of Brownfield Plan Capture** (17 Years for the Developer + 5 Years for LBRF)
- **\$184,887** Brownfield Redevelopment Authority Administrative Fee
- **\$957,849** Anticipated Total Capture for the Local Brownfield Revolving Fund