

New Buffalo Township

History

Although frequented by passing tribes of Potawatomi Indians, the more formal history of New Buffalo Township started in 1834 when Captain Wessell Whittaker's schooner ran aground near the present Village of Grand Beach. Captain and crew walked to what is now Michigan City, Indiana, where they found shelter. The following day Captain Whittaker traveled to St. Joseph to report the ship's loss to its underwriters. The beauty of the area and the advantages of the natural harbor struck him. Whittaker filed claim to the land that is now New Buffalo, naming it after his hometown of Buffalo, New York.

Captain Whittaker laid out plans for the City and obtained partners to develop the area. A period of land development and speculation occurred. Values increased rapidly until the Panic of 1837.

New Buffalo Township, which included what are now Three Oaks and Chikaming Townships, was established by act of the State Legislature in 1836. The areas of Three Oaks and Chikaming Townships were set apart in 1856.

Following the Panic of 1837, and the severe winter of 1841, the area struggled while land prices declined. Michigan Central Railroad completed its western terminus in 1849; the harbor was improved, and the economy flourished until 1853, when the Railroad to Chicago was completed. Warehousing and shipping for grain and lumber was established, but never very successful.

Following the turn of the century, the area's vacation and resort potential was recognized. This resulted in the building of summer cottages, camps, and hotels. In 1921, Camp Sokol, the largest Bohemian camp in the country, and the Golfmore Hotel were built. The Golfmore Hotel was rated one of the finest resorts on the Great Lakes; however, it was destroyed by fire in 1936.

The area struggled through the Depression, followed by a boom during and after World War II. Because the Township is located on US-12, the gas station, motel, and food businesses prospered. Following the completion of I-94 in 1970 and nearby New Buffalo Boat Harbor in 1975, New Buffalo Township and the surrounding area, collectively called "Harbor Country", became ripe for tourist, resort, recreational and residential development.

Observations

New Buffalo Township includes the Villages of Grand Beach and Michiana. The Township is an increasingly upscale resort / residential area located in the southwest corner of the Lower Peninsula, along the shores of Lake Michigan. Situated only 90 minutes from Chicago, New Buffalo Township enjoys a rural, rustic, wooded ambience with over 6.5 miles of sandy beaches, boating, fishing, golf, and recreational facilities, as well as a fascinating variety of retail stores, antique shops, art galleries, boutiques, and fine restaurants. In addition, the Township is home to Whittaker Woods, an 18-hole championship golf course and the Four Winds Casino.

While growing rapidly in the resort and recreational area, the 22 square mile Township has a large but declining agricultural area and is zoned to support commerce and light industry. New Buffalo Township, City, and the entire Harbor Country area have a variety of affordable housing in an attractive community atmosphere. The Township, located on the Indiana State line, boasts three major intersections off I-94 with sites available for development as commercial or light industrial usage.

Community Vision

- Maintain the momentum of the resort / residential growth.
- Continue to focus on improving recreational facilities.
- Attract and support clean, light industry, warehousing and transportation facilities.

All Demographic Information is based upon the 2009 Census Estimate

Population

1980 Census	2,878	
1990 Census	2,419	15.95 % decrease
2000 Census	2,468	0.98 % decrease
2010 Census	2,743	11.14 % increase

Personal Income

Median Family	\$68,953
Average per Capita	\$43,025
Median Household	\$56,528

Labor Force

Total Work Force	1,327
Unemployment Rate	10.5 %

Principal Economic Base Employers

A & R Truss Co., Inc.	30 Employees
Four Winds Casino	2,430 Employees
McDonald's	42 Employees
New Buffalo Area Schools	108 Employees

Housing

Number of Dwellings	2,485
Owner Occupied	1,111
Renter Occupied	976
Median Rent	\$449
Median Home Value	\$384,500

Building Permits – 2010

	Number Issued	Dollar Amount
Residential	7	\$5,163,394.00
Commercial	2	\$13,300.00
Other	72	\$2,408,636.00
Total	81	\$7,585,330.00

Chamber of Commerce

Harbor Country Chamber of Commerce
 530 S. Whittaker Street, Suite F
 New Buffalo, MI 49117
 Phone: (269) 469-5409
www.harborcountry.org



Government

Municipal Hall

New Buffalo Township Hall
17425 Red Arrow Highway
New Buffalo, MI 49117
Phone: (269) 469-1011
Fax: (269) 469-6711
Website: www.newbuffalotownship.org

Council Meetings

Third Monday of Each Month
Start: 7:00 p.m.

County Commissioner

Andrew Vavra
(District 10)
7120 W. Elm Valley Road
Three Oaks MI 49128
Phone: (269) 756-7162
vavrafamily@qtm.net

State Governor

Rick Snyder (R)
P.O. Box 30013
Lansing, Michigan 48909
Phone: (517) 373-3400
Fax: (517) 335-6863
Rick.Snyder@michigan.gov

State Senator

John Proos (R), District 21
P. O. Box 30036
Lansing, MI 48909-7536
Phone: (517) 373-6960
Fax: (517) 373-0897
SenJProos@senate.michigan.gov

State Representative

Sharon Tyler (R), District 78
Michigan House of Representatives
P.O. Box 30014
Lansing, MI 48909-7514
Phone: (517) 373-1796
Fax: (517) 373-5918
sharontyler@house.mi.gov

U.S. Representative

Fred Upton, 6th Congressional District
2183 Rayburn H.O.B.
Washington, DC 20515
Phone: (202) 225-3761
Fax: (202) 225-4986
tellupton@mail.house.gov

U.S. Senators

Debbie Stabenow (D)
133 Hart Senate Office Building
Washington, D.C. 20510
Phone: (202) 224-4822
stabenow.senate.gov/email.htm

Carl Levin (D)
269 Russell Senate Office Bldg.
Washington, D.C. 20510
Phone: (202) 224-6221
levin.senate.gov/contact/index.cfm Access via
website Contact Center

Taxes

In March 1994, Michigan voters approved a new tax structure (Proposal A). The following table provides a simplistic look at the taxes currently levied within this community. Property tax is based now upon taxable value, not state equalized value.

General Taxes

General County	4.7723
Law Enforcement/ Public Safety	0.3500
Special Voted 911	0.2500
Senior Citizens	0.3000
LMC College	1.7854
Township	0.4125
Special Voted	0.6430
Subtotal	8.5132

School Taxes (Berrien RESA)

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.0000
Debt Retirement	1.9300
Berrien RESA	0.1745
Special Education	2.1954

Subtotals

Homestead	10.2999
Non-Homestead (Business)	28.2999

Public Services

Police

New Buffalo Township does not have its own police force. The Berrien County Sheriff's Department covers the Township.

Berrien County Sheriff's Department
(269) 983-7141

Fire

Fire Chief
Station 1 – Michael Mrozek
Station 2 – Michael Mrozek
Phone : (269) 469-4417
Paid On Call Fire Fighters: 19

Trash Collection

Contact Township Hall for referrals
Phone: (269) 469-1011
Type: Independent

Recycling

Berrien County Community Development
Jill Adams, Environmental Specialist
(269) 983-7111 Ext. 8234
Program information available online at
www.berriencounty.org/recycle.

Water

New Buffalo Township Hall
Phone: (269) 469-1011
Source: Lake Michigan treated water or individual wells
Capacity: 2,000,000 / GPD

Sewer

New Buffalo Township Hall
Phone: (269) 469-1011
Source: Septic Tanks or piped municipal sewer system

Telephone

AT&T
Residential: 1-800-288-2020

Gas

Semco Energy Company
Phone: (800) 624-2019

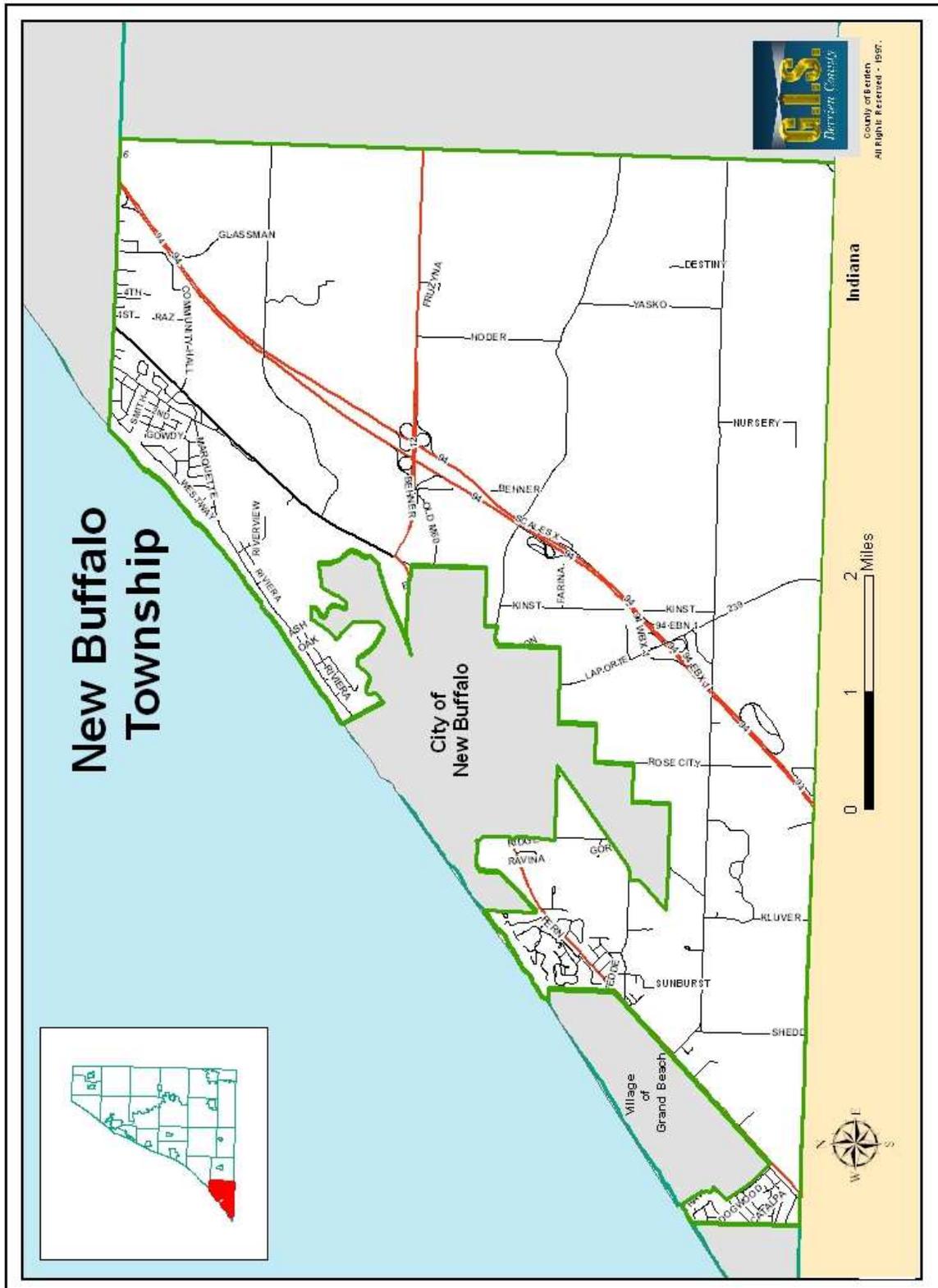
Electric

American Electric Power Company
(800) 311-6424

Education

New Buffalo Township is served by the following school district:

New Buffalo Area Schools
1112 East Clay Street
New Buffalo, MI 49117
Phone: (269) 469-6010
Enrollment: 654



County of Berrien
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New Buffalo Township

City of New Buffalo

Village of Grand Beach

Indiana

0 1 2 Miles



This Community Snapshot has been prepared by the Berrien County Community Development Department. For more detailed information on services available in Berrien County, please visit our website at www.berriencounty.org/CommunityDevelopment.

Every effort has been made to ensure the accuracy of this information. However, as data is constantly changing, Berrien County will be held harmless for any omissions or errors contained herein.