

# Niles Charter Township

## History

Squire Isaac Thompson is assumed to have been the first settler in the Niles area. In the spring of 1823, when the Carey Mission was just getting started, Thompson built a log cabin for his wife and two children. The Carey Mission of the United Baptists, led by Reverend Isaac McCoy, founded an Indian School in the Niles area with the cooperation of the Potawatomi chiefs. Within a year, a neighbor settled nearby. Imagine Thompson's surprise when that neighbor turned out to be an old acquaintance from Indiana!

In 1827, Eli Ford moved to the area from Ohio and built a dam and log flour mill on Dowagiac Creek. This became the first water-powered flour mill in southwestern Michigan. With the arrival of more settlers and more industry, the area became increasingly attractive as a place to live and work.

Niles Township was officially incorporated in 1832, with Jacob Beeson elected as the first Township Supervisor. One of its most prominent citizens was Aaron Montgomery Ward. Although Ward started working in a local stove factory for 25 cents an hour, when he died he left behind a business with more than 3,000 employees and over \$40,000,000 worth of business.

For more than 160 years, Niles Township has been the home to many other industries and provides a welcoming environment to industry as well as strong commercial development along the U.S. 31-33 corridor leading to South Bend, Indiana.

## Observations

Niles Township is easily accessible from several main highways: M-139, US-31, US-12, M-140, M-51 and I-80. It also happens to be in between the two major cities of Chicago and Detroit. Over its past 160 years of existence, it has had many problems but has remained a growing community. As opposed to neighboring Bertrand Township, Niles is not a farming community, but has opened up to industry and commerce. The township dwellers are proud of their rich heritage, having been a trading post for four different nations and the hometown of a few celebrities. Although Niles Township is home to a number of industries, it is also a bedroom community due to its proximity to South Bend, Indiana, which attracts much of its labor force.

The Township lacks complete water and sewer services, which causes difficulties in attracting industrial entrepreneurs. The community is committed to extending its water and sewer lines to meet the needs of its industries.

## Community Vision

- Attract more industry to enlarge both the tax and job base.
- Attract commercial entrepreneurs.



All Demographic Information is based upon the 2009 Census Estimate

## Population

1980 Census	13,165	
1990 Census	12,828	2.56 % decrease
2000 Census	13,325	4.73 % increase
2010 Census	14,164	6.30 % increase

## Personal Income

Median Family	\$54,933.00
Average per Capita	\$21,887.00
Median Household	\$43,961.00

## Labor Force

Total Work Force	7,022
Unemployment Rate	12.5 %

## Principal Economic Base Employers

AACOA Extrusions .....	220 Employees
Brandywine Community Schools.....	166 Employees
Lowe's .....	148 Employees
Martin's Supermarket.....	180 Employees
Modineer Company .....	434 Employees
Niles Precision .....	180 Employees
Vertis & TC Advertising .....	100 Employees
Wal-Mart .....	158 Employees

## Housing

Number of Dwellings	5,694
Owner Occupied	4,282
Renter Occupied	949
Median Rent	\$661
Median Home Value	\$100,000

## Building Permits – 2010

	Number Issued	Dollar Amount
Residential	4	\$1,023,950.00
Commercial	26	\$6,128,505.00
Other	74	\$881,792.00
<b>Total</b>	<b>104</b>	<b>\$8,034,247.00</b>



Aaron Montgomery Ward

# Government

## Municipal Hall

Niles Charter Township Hall  
320 Bell Road  
Niles, MI 49120  
Phone: (269) 684-0870  
Fax: (269) 684-1996  
Website: [www.nilestownship.us](http://www.nilestownship.us)

## Council Meetings

First and third Monday of each month  
Start: 7:00 p.m.

## County Commissioner

John LaMore  
(District 12)  
2329 Floral Drive  
Niles MI 49120  
Phone: (269) 684-4948  
[johnnancylamore@yahoo.com](mailto:johnnancylamore@yahoo.com)

## State Governor

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

## U.S. Representative

Fred Upton, 6<sup>th</sup> Congressional District  
2183 Rayburn H.O.B.  
Washington, DC 20515  
Phone: (202) 225-3761  
Fax: (202) 225-4986  
[tellupton@mail.house.gov](mailto: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](mailto: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](http://levin.senate.gov/contact/index.cfm)  
Access via website Contact Center

# Education

Niles Charter Township is served by  
the following school districts:

Brandywine Community Schools  
1830 S. Third Street  
Niles MI 49120  
Phone: (269) 684-7150  
Enrollment: 1,450



Buchanan Community Schools  
401 W. Chicago Street  
Buchanan MI 49107  
Phone: (269) 695-8401  
Enrollment: 1,677



Niles Community Schools  
111 Spruce Street  
Niles MI 49120  
Phone: (269) 683-0732  
Enrollment: 3,835



# Public Services

## Police

Niles Charter Township does not have its own police force. The Michigan State Police and the Berrien County Sheriff's Department cover the Township.

Michigan State Police – Niles Post  
(269) 683-4411  
Berrien County Sheriff's Department  
(269) 683-5274 x4900  
Non-Emergency  
(888) 630-7679

## Fire

Fire Chief: Gary Brovold  
Phone: (269) 683-3311  
Number of Stations: 2  
Professional Firemen: 7  
Volunteers: 27  
Insurance Rate Class - Hydrant: 6  
Insurance Rate Class – Non-hydrant: 9

## Trash Collection

Reliable Disposal at (269) 465-3773  
The Garbage Company at (269) 429-3431  
Waste Management at (800) 281-8185  
Type: Independent Contracts

## Recycling

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

## Water

Department of Public Works  
Phone: (269) 684-5647  
Source: Municipal Wells / Private Wells  
Capacity: 3,000,000 GPD

## Sewer

Niles / Gary Schrader  
Phone: (269) 684-5647  
System Type: Secondary  
Capacity: 5,800,000 GPD

## Telephone

A T & T  
Residential Customers (800) 244-4444  
Business Customers (800) 660-3000

## Gas

Semco Energy Company  
Phone: (800) 624-2019

## Electric

American Electric Power Company  
Phone: (800) 311-6424



# 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	0.8732
Special Voted	4.1500
<b>Subtotal</b>	<b>12.4809</b>



## School Taxes (Berrien RESA)

State Education Tax	6.0000
Non-Homestead (Business)	18.0000
Extra Voted Building & Site	0.0000
Debt Retirement	4.8500
Berrien RESA	0.1745
Special Education	2.1954

### Subtotals

<b>Homestead</b>	<b>13.2199</b>
<b>Non-Homestead (Business)</b>	<b>31.2199</b>

## Brandywine

6.0000
18.0000
0.0000
4.8500
0.1745
2.1954

<b>13.2199</b>
<b>31.2199</b>

## Buchanan

6.0000
18.0000
0.8000
4.2000
0.1745
2.1954

<b>13.3699</b>
<b>31.3699</b>

## Niles

6.0000
18.0000
1.0000
0.0000
0.1745
2.1954

<b>9.3699</b>
<b>27.3699</b>



# Economic Development

Berrien County Community Development Department  
 701 Main Street  
 St. Joseph, Michigan 49085  
 Contact: Daniel Fette, Director  
 Phone: (269) 983-7111, Ext. 8617

Southwest Michigan Economic Growth Alliance  
 Shelley Klug, Executive Director  
 1950 Industrial Drive  
 Niles, MI 49120  
 Phone: (269) 683-1833



# Chamber of Commerce

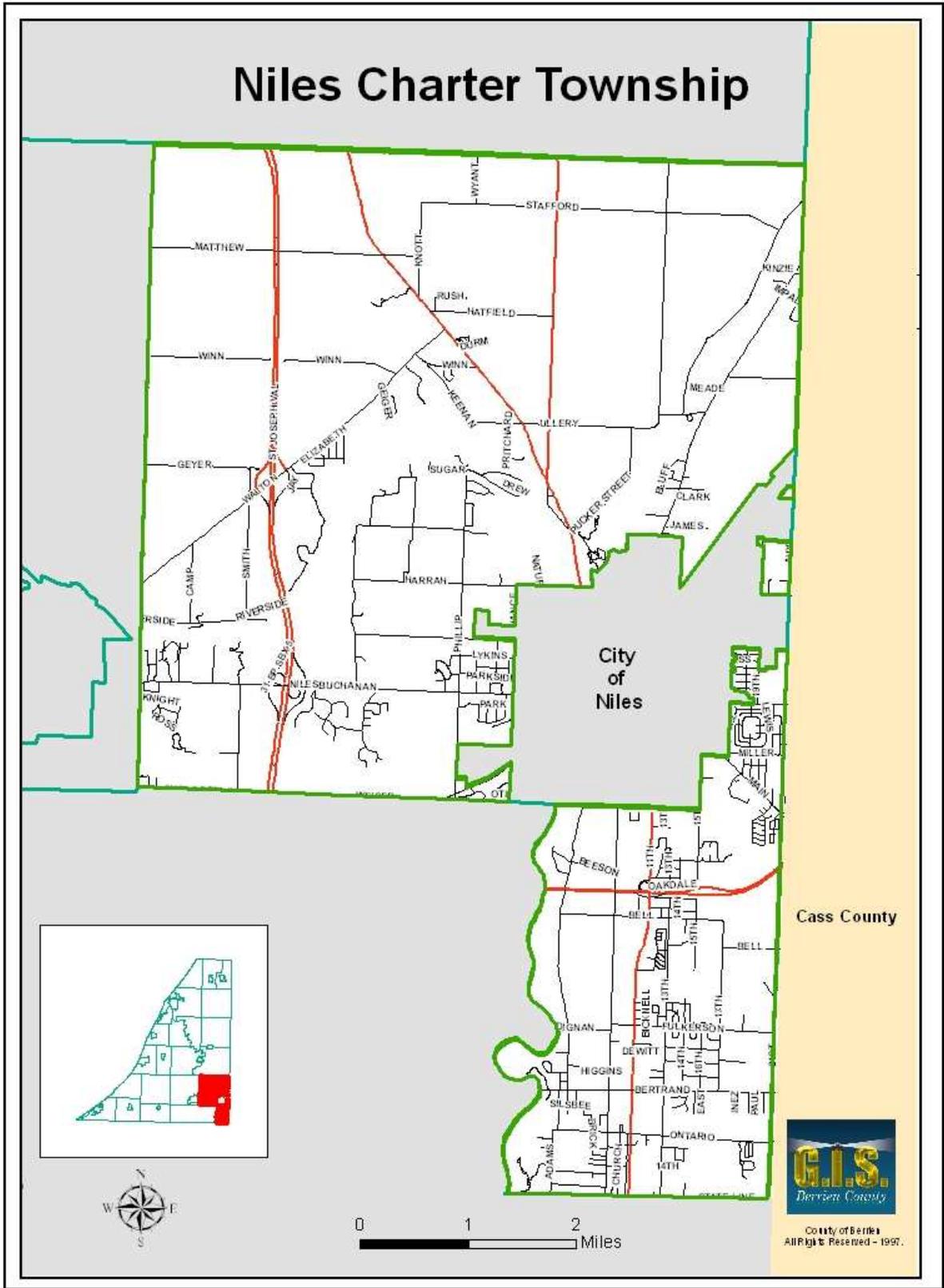
Four Flags Area Chamber of Commerce  
 321 E. Main Street  
 Niles, MI 49120  
 Phone: (269) 683-3720  
 Website: [www.nilesmi.com](http://www.nilesmi.com)

# Climate

	<u>January</u>	<u>July</u>
Average Maximum Temperature	32F / 0C	82F / 28C
Average Minimum Temperature	18F / -8C	61F / 16C
Days over 90F or 32C	11	
Days below 0F or 18C	4	
Days of Growing Season	162	
Average Annual Rainfall	37" / 94cm	
Average Annual Snowfall	70" / 178cm	



# Niles Charter Township



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](http://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.