

BEFORE



Harbor Village Site



AFTER

Harbor Village at Harbor Shores

800 Whitwam Drive, St. Joseph

COMPLETED 2014

Project overview

Harbor Village at Harbor Shores LLC was awarded a \$900,000 performance-based grant to transform a former industrial site into a hotel and marina development. The development includes a new 8½-story, 92-room resort-style hotel with a full service restaurant and bar; banquet facility; meeting rooms; a fitness, pool and spa area; and two floors of condos with private indoor parking. The Community Development Block Grant program provided funding for road, water, sewer, and parking lot improvements.

The 530-acre, mixed-use development project converted a former brownfield site into a Jack Nicklaus Signature Golf Course and created residential units that offer waterfront and golf course living. The 18-hole golf course played host to the Senior PGA Championship in 2012 and 2014, and will host again in 2016 and 2018. The project also preserved natural wetlands and restored a park along Lake Michigan.

More than 117,000 tons of solid waste, building debris and concrete were removed from the site in addition to 20,000 tons of contaminated soil. The site spans parts of Benton Harbor, St. Joseph, and Benton Charter Township.

MEDC investment: \$900,000 Community Revitalization Program (approved FY13); \$2.1 million Community Development Block Grant, City of St. Joseph (approved FY13); \$41.3 million Brownfield Tax Increment Financing for entire Harbor Shores project (approved FY05)

Private investment: \$19.7 million

Local investment: \$266,120; \$67 million Brownfield Tax Increment Financing for entire Harbor Shores project (approved FY05)

MDEQ investment: \$8,539,700 Brownfield Tax Increment Financing for entire Harbor Shores project (approved FY05)

Jobs created: 68