

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
Total	104	\$8,034,247.00



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.nilestowship.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

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

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.

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

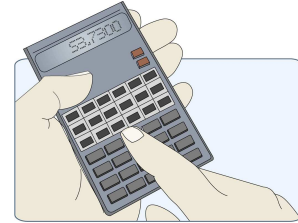


Taxes

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
Subtotal	12.4809



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

Homestead	13.2199
Non-Homestead (Business)	31.2199

Brandywine

6.0000
18.0000
0.0000
4.8500
0.1745
2.1954

13.2199
31.2199

Buchanan

6.0000
18.0000
0.8000
4.2000
0.1745
2.1954

13.3699
31.3699

Niles

6.0000
18.0000
1.0000
0.0000
0.1745
2.1954

9.3699
27.3699



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

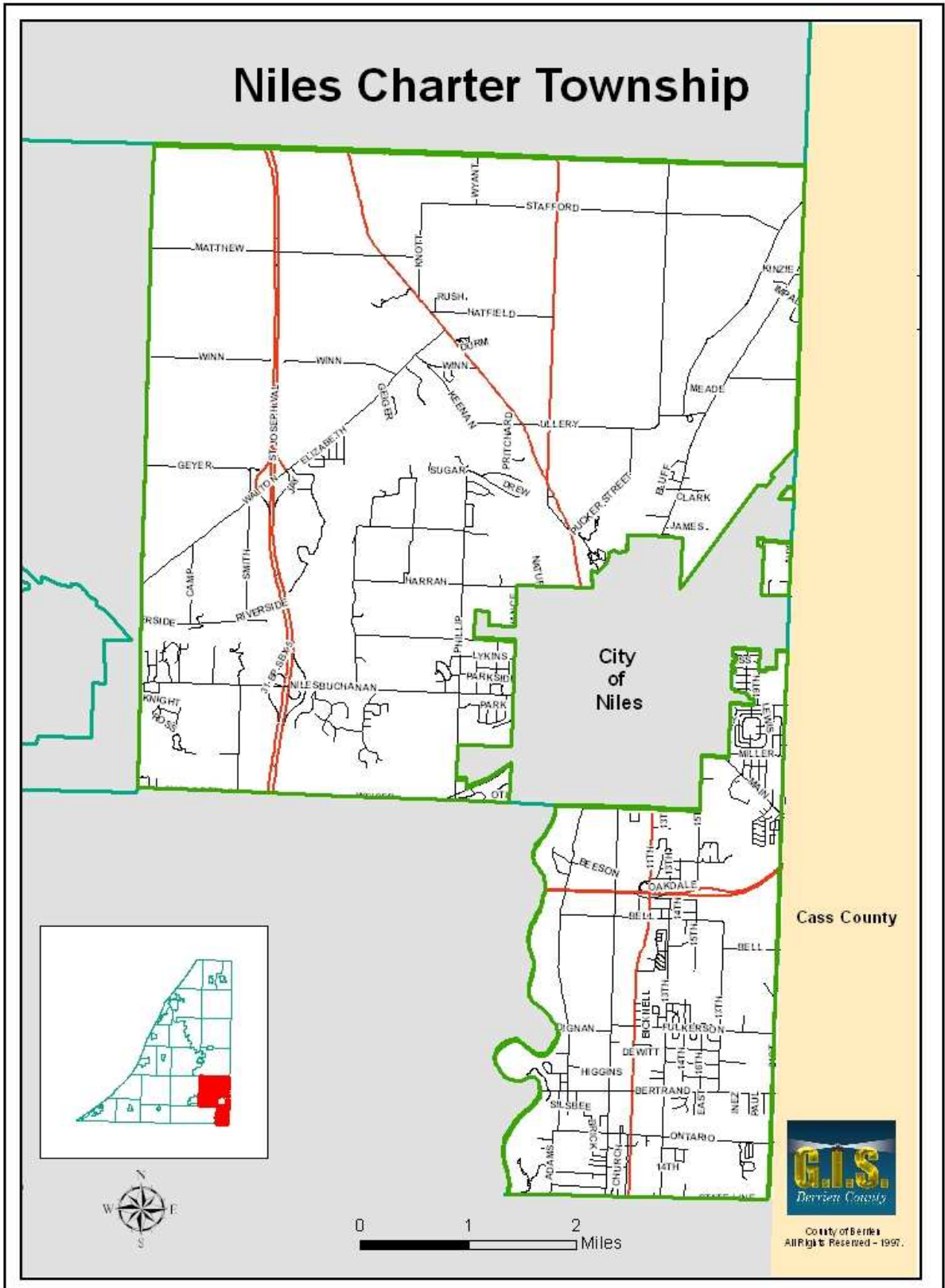
Four Flags Area Chamber of Commerce
 P.O. Box 10
 Niles, MI 49120
 Phone: (269) 683-3721

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.

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.