



CLIENT
CITY OF MANISTEE

LOCATION
MANISTEE, MI

HARBOR VILLAGE AT MANISTEE BEACH

Ron Schults became affiliated with the Harbor Village project in 1985 and received an option to purchase the property from the City of Manistee, contingent upon receiving approvals, permits and financing. Over the next three years under Ron's leadership, project approvals were received and a joint venture was formed with DSLT Development Company of St. Clair, Michigan to construct the project. This 66-acre, \$150 million project began construction in 1988, with construction continuing in multiple phases for both the marina and residential units through today, creating a major economic transformation based primarily on the value of its natural resources to businesses, visitors, and residents.

After a tremendous effort on the part of the whole community, Manistee began to reshape itself. However, it also needed an economic catalyst to turn the tide and get things moving in a new direction. Over the course of approximately 10 years of the project, downtown Manistee became a thriving destination again and property values across the entire community increased an average of 220% above inflation.

An influx of private development further expanded the tax base, created jobs, diversified the community's profile with a recreational tourism component, and continued the City of Manistee's historic/Victorian design and architectural themes throughout the project allowing the City of Manistee to overcome the devastating loss of industry and transform a small industrial town into a thriving waterfront resort community that now exemplifies Pure Michigan.

SERVICES: CIVIL ENGINEERING, ARCHITECTURE, MARINE ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE

