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St. JOSEPH

City approves \$100 million resort

Developer says 45 percent of condo units at Harbor Isle already have been sold

By DAVID WARFIELD
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ST. JOSEPH — City commissioners gave the green light Monday night to Harbor Isle Resort, approving planned unit development zoning for the 10-acre, \$100 million Marina Island project.

The planned unit development lasts three years, after which time Harbor Isle Resort can request a renewal.

Harbor Isle officials anticipate the total project will take more than three years to complete.

"If everything goes right, we anticipate a four-to-five-year build-out, but four-to-five can turn into six-to-eight really quickly," said the developer's attorney, Michael Bell.

"It's difficult to put a date on completion," Bell said. "That's going to depend on the market."

How quickly the project progresses depends on how fast buyers show up, Bell said. He said Harbor Isle cannot ac-



An architect's drawing shows what the first Harbor Isle Resort condominium building will look like. Developers expect to begin construction in May for the 56-unit building.

quire loans to start construction until each building has a certain number of committed buyers.

Harbor Isle Resort will be built in two phases.

The first phase, which falls under a planned unit development passed in June 2006, is a seven-story, 56-unit condominium building.

Harbor Isle officials expect to begin Phase I construction

by May 1, said Dan Crist, a Harbor Island Resort partner.

Crist said about 45 percent of the units have been sold, but that Harbor Isle is waiting for 60 percent before breaking ground.

Harbor Isle is demolishing a marina building to make room for the first phase, Crist said.

The second phase will include a 9-story, 115-unit con-



John Madill / H-P staff

A lift truck is used Monday to scrape off shingles loosened by workers from the roof of a building being demolished for the Harbor Isle Resort & Marina in St. Joseph. Bob Hardy, service and sales manager at the marina, said the first condominium phase will go up at this site.

dominium, four townhouse buildings with a total of 37 units, four single-family cabana-style houses and a pool/clubhouse.

The 115-unit building will include two floors of parking and retail space.

In a presentation to the com-

mission, Bell outlined the benefits the Harbor Isle development would bring to the city.

Based on current tax rates, Harbor Isle, once complete, would add about \$875,000 annually to the city's tax base, and about \$1.9 million to Ber-

rien County's, Bell said.

A study by Harbor Isle Resort projected the development's residents would add about \$2.1 million in spending to St. Joseph-area economy.

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