

New Buffalo Area Schools Planned Unit Development

New Buffalo Area Schools (the “District”)

A regular meeting of the board of education of the District (the “Board”) was held in the Performing Arts Center, within the boundaries of the District, on the 13th day of October 2025, at 6 o’clock in the p.m. (the “Meeting”)

The Meeting was called to order by Lisa Werner, President.

Present: Churchill, Donnelly, Haskins, Summers, Thun, Vosberg, Werner

Absent:

The following preamble and resolutions were offered by Member Churchill and supported by Member Thun.

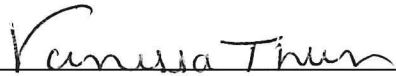
The New Buffalo Area Schools Board of Education is continuing the process of creating a Planned Unit Development (PUD) across the street from New Buffalo Elementary. Statements of Qualifications to be received by November 14, 2025. It is anticipated the Board will discuss the proposal(s) on November 24, 2025, with approval at the meeting on December 8, 2025. This private/public partnership is unique, and the private entities must meet stringent guidelines.

NOW, THEREFORE, BE IT RESOLVED THAT The Board of Education is committed to the following:

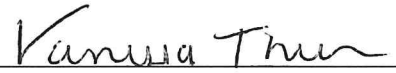
1. Provide housing for the area’s workforce so people can live where they work.
2. Preserving the wetlands and the trail system to the greatest extent possible. This encompasses approximately 75% of the total property.
3. Attracting school age families. While we have great schools that are attractive to families the lack of attainable housing has resulted in declining enrollment for over three decades.
4. The housing will be designed for year-round residents and will NOT allow for short-term rentals.
5. The project will provide at least 15 private home sites for our building and trades program. Our high school students build and learn valuable skills.
6. Work closely with all governmental entities to ensure compliance with applicable statutes.
7. Be a good neighbor i.e., provide for natural barriers between the development and existing homes.
8. Vette the private partners to ensure they have the financial means for a successful project. Show success in past endeavors and demonstrate quality in their delivery.
9. Create attainable housing when built and the long-term viability to maintain the attainability over time.
10. The district does not plan to be a landlord. The board is seeking experts in their field with proven track records to build the housing and to preserve the wetlands and trail system.

Ayes: Churchill, Donnelly, Haskins, Summers, Thun, Vosberg, Werner
Nays:

Resolution declared adopted.


Secretary, Board of Education

The undersigned duly qualified and acting Secretary of the Board of Education of New Buffalo Area Schools, hereby certifies that the foregoing constitutes a true and complete copy of the resolution adopted by the Board at the Meeting, the original of which is part of the Board's minutes. The undersigned further certifies that notice of the Meeting was given to the public pursuant to the provisions of the "Open Meetings Act" (Act 267, Public Acts of Michigan, 1976, as amended).


Secretary, Board of Education