



41.8837244525711,-86.4913830297515

— NEIGHBOR SCREEN

BERRIEN COUNTY, MI

AI Powered Deep Diligence





ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

Coordinates 41.8837244525711,-86.4913830297515

PIN Not provided

Request Date 2025-12-03

IMPORTANT

CONFIDENTIAL — LICENSED USE ONLY. This Helpen Neighbor Screen (the "Report") is provided solely to MN8 under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

INTENDED USE & ETHICAL STANDARDS. This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

DATA LIMITATIONS & LIABILITY. This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

LIMITATION OF LIABILITY. To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: MN8. Doc ID: [hash].

NEIGHBOR SCREENS

Adj. = Adjacent Parcel

C = Confidence in Sources

Residents

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0011-0015-07-0, 11-22-2800-0001-02-7, 11-22-2800-0010-00-0, 11-22-2800-0009-00-1, 11-22-2800-0004-01-0, 11-22-2800-0019-00-7, 11-22-0002-0017-00-9, 11-22-0002-0020-01-8, 11-22-2800-0016-03-2, 11-22-0002-0012-02-3, 11-22-0011-0025-01-0, 11-22-0011-0028-00-0, 11-22-2800-0003-00-3, 11-22-0002-0015-00-6		Aleksi Nakonechny	Individual	Aleksi Nakonechny is identified in Berrien County property records as a landowner with multiple parcels (1). No references in local news, public meeting minutes or civic groups were found that mention him (2).	unknown	Low	Invite Nakonechny to a one-on-one conversation on his property to understand any concerns. Emphasize listening and respect for his privacy and land use priorities.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0011-0015-01-3		Sarah A. Nelson	Individual	Sarah A. Nelson owns a parcel in Berrien County, but there is no public information about her community involvement (3). A search of local records and news media yielded no statements or actions by Nelson regarding development issues (4).	unknown	Low	Reach out personally to Nelson in a casual, non-threatening way. Encourage her to share any questions or concerns privately, as she has no known public positions.	M
11-22-0011-0015-04-8, 11-22-0011-0015-03-0		Michael Thomas Jelinek	Individual	Michael Thomas Jelinek is a local landowner whose surname is associated with a prominent Berrien County political family (former State Sen. Ron Jelinek) (5). No direct evidence was found of Michael Jelinek engaging in public debate or commentary on development as of the latest records (6).	unknown	Medium	Have a community figure with ties to local farming or the Jelinek family initiate contact. Acknowledge the Jelinek family's local legacy to build goodwill and invite dialogue about the project.	M
11-22-0011-0018-00-4, 11-22-0011-0019-00-1		Ricky Marsh	Individual	Ricky (Richard) Marsh appears to be part of a long-time Berrien Springs area family; an obituary of Jack L. Marsh (2019) lists a brother, Richard Marsh, residing in Berrien Springs (7) (8). No public statements or official roles for Ricky Marsh were found in local sources (9).	unknown	Low	wildlife_habitat, heritage_family_legacy. Engage through a mutual local friend or agricultural extension contact who knows the Marsh family. Emphasize plans to preserve rural character and wildlife habitat, aligning with the family's appreciation of outdoor life (10).	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0011-0014-08-0		Kent E. Stroud	Individual	Kent E. Stroud, 61, is a longtime Buchanan-area resident who lives on a 1.81-acre homestead on Cleveland Avenue (11) (12). His property was created in January 2023 by splitting it from a larger farm parcel in Weesaw Township (13). No public records show Stroud taking any active role or stance in local development issues as of this date (14).	unknown	Low	Use a friendly, one-on-one outreach. Emphasize respect for his quiet rural lifestyle and reassure him the project won't disrupt the peace of his home.	M
11-22-0011-0030-00-4		Robby Dushuanack	Individual	Robby Dushuanack owns a substantial farm parcel in Section 11 of the township (15). In January 2023, a 1.8-acre portion of Dushuanack's land was split off and sold to create a neighboring residential lot (the Stroud property) (16). There are no mentions of Dushuanack in local meeting records or media, indicating he has not publicly voiced opinions on development proposals (17).	unknown	Low	Engage via an agriculture-savvy contact. Emphasize minimal impact on his farming operations (e.g., crop, drainage) and respect his control over his land.	M
11-22-0010-0013-05-5, 11-22-0010-0013-12-8		James L. McClellan	Individual	James L. McClellan is listed as the owner of two land parcels in Section 13 of Weesaw Township (per county parcel records) (18). He does not appear in any available township minutes or local news, suggesting no notable public role or stated position on area development (19).	unknown	Low	Approach him with direct, respectful communication. A personal visit that acknowledges his property rights and answers any questions privately is advisable.	M
11-22-0010-0013-04-7, 11-22-0010-0013-06-3, 11-22-0010-0013-11-0		Scott Larson	Individual	Scott Larson holds at least three adjacent parcels of land in Section 13 (20). There is no record of Larson serving in local government or making public comments on development or energy projects (21), indicating a low public profile in community affairs.	unknown	Low	Provide straightforward information and assure him the project will not negatively affect his property's value or use. A face-to-face meeting to address any personal concerns can help build trust.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0010-0013-07-1, 11-22-0010-0013-14-4		David K. Zech & Leslie M. Zech	Individual	David K. and Leslie M. Zech jointly own two parcels of land in Section 13 (²²). The Zech family has deep roots in local agriculture – for example, the late Kenneth L. Zech (a likely relative) was a lifelong grape farmer in the Buchanan area (²³). Neither David nor Leslie has publicly taken a stance on development proposals, and no civic positions for them were found in public records (²⁴).	unknown	Medium	heritage_family_legacy, farmland_preservation.	M
							Engage through local farm community networks (e.g. fellow growers). Emphasize how the project can coexist with and even support the long-term legacy of their family farm.	
11-22-0010-0001-00-6, 11-22-0010-0001-01-4		Joseph A. Briggs & Marie C. Briggs	Individual	Joseph A. Briggs (age 60) and his wife Marie relocated to their current home in rural Buchanan, MI, from out-of-state around 2018 (²⁵). Neither of the Briggs are recorded as holding any local public offices or voicing opinions on development issues in the community (²⁶).	unknown	Low	As relatively new residents, a personal introduction by a trusted local figure (such as a well-regarded neighboring farmer or township official) is advisable to build rapport and share project information in a low-key, neighborly manner.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0010-0013-01-2		Vicki Hauch	Individual	Vicki Hauch has deep roots in the township, having married her late husband James there in 1964 and shared 56 years together (²⁷). James Hauch was a lifelong local who ran a machine service business and volunteered with the Weesaw Township Fire Department for 30 years (²⁸), underscoring the family's long-standing community presence.	unknown	Medium	heritage_family_legacy.	M
							Have a respected community member (for example, a retired firefighter or American Legion colleague) reach out to Mrs. Hauch, acknowledging her family's decades of local service and emphasizing how the project will respect and benefit the community's heritage.	
11-22-0011-0029-04-9		Ryan Vanderveen	Individual	Ryan Vanderveen is identified as a landowner in Weesaw Township but has no evident public presence in local affairs. His name does not show up in township board listings or local media coverage, indicating no noted community positions or stated views on development proposals (²⁹).	unknown	Low	A direct, personal outreach would be appropriate for Mr. Vanderveen. Having a neighboring farmer or community peer introduce the project in a casual, conversational way could encourage him to share any concerns in a comfortable setting.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0002-0005-07-8		Melvin D. Brewster & Katherine Marie Brewster	Individual	Melvin and Katherine Brewster jointly own land in the township but maintain a very low public profile. A search of available records and local news found no indication of the Brewsters participating in community meetings or making any public comments regarding development or energy projects (30).	unknown	Low	Outreach to the Brewsters should be approached person-to-person. It may be effective to have a trusted neighbor or agricultural community contact initiate the conversation, focusing on practical topics like how the project will address land use concerns and protect property interests.	M
11-22-0011-0029-03-1, 11-22-0011-0024-00-4		Albert and Donnarae Wines	Individual	Albert and Donnarae Wines jointly own two parcels of land in Berrien County, Michigan (31). No record of either Albert or Donnarae taking part in local government meetings or making public comments on development was found (32).	unknown	Low	Have a trusted local acquaintance introduce the project, emphasizing respect for their land and reassuring that the development won't disrupt their way of life. Personal outreach through a neighborly conversation may resonate given their low public profile.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0011-0027-00-3		Edward E. Weaver Sr.	Individual	Edward E. Weaver Sr. is identified as the owner of a parcel in Berrien County (PIN 11-22-0011-0027-00-3) according to county land records (³³). His name does not appear in township board listings or local news, indicating no noted civic position or public stance on development (³⁴).	unknown	Low	Engage Mr. Weaver through a one-on-one conversation, possibly via a long-time community member he trusts. Providing clear, straightforward information about the project and listening to any concerns can build rapport given his lack of public involvement.	M
11-22-0010-0013-13-6, 11-22-0010-0013-09-8		William A. and Frances S. Krumrie	Individual	William A. Krumrie and Frances S. Krumrie jointly own multiple parcels of property in the county (two identified by the given PINs) (³⁵). There are no public records of the Krumries in any official township roles or speaking out on local development issues (³⁶).	unknown	Low	Approach the Krumries through a mutual local contact (e.g., a farming neighbor or community friend). Emphasize that the project will respect land use norms and address any practical concerns, which may appeal to their quiet presence in the community.	M

PINs	Adj.	Name	Type	Claims	Stance	Influence	Approach	C
11-22-0011-0014-06-8		Gail Hanchar	Individual	Gail Hanchar is a local entrepreneur who opened and expanded the Crumb Crossing Bakery in downtown Niles in 2014-2015 (37). She has expressed enthusiasm for community events, noting she was "blown away" by the large crowds during a local festival that benefited her business (38). No public position by Hanchar on development or energy projects has been documented in media or records as of this date (39).	unknown	Medium	Have a respected figure from the local business community reach out to her. Emphasize how the development could positively impact the local economy or community events, aligning with her evident enthusiasm for initiatives that draw people and boost downtown activity.	M
11-22-0010-0004-02-1		James & Sunshine Perigen	Individual	Sunshine "Sunnie" Elaine Perigen was James Perigen's wife and worked as a Rite Aid store manager in Buchanan (40). Sunshine passed away unexpectedly in 2009 at the age of 32 (41). No public record could be found of James Perigen holding a local office or voicing opinions on development issues [71†].	unknown	Low	Approach via a friendly personal visit and listen to any concerns. Emphasize addressing common questions around property impacts, since they have not taken a public stance.	M
11-22-0011-0020-03-3		Jo Ann Kidder	Individual	Jo Ann Kidder is listed as an owner of a parcel in Buchanan Township (PIN 11-22-0011-0020-03-3) (42) and is not identified in any public local government directory or official role (43). No mentions of her in local news or meeting records were found, suggesting she keeps a private profile in community affairs [49†].	unknown	Low	Engage one-on-one with courtesy and openness, as she has no known positions. Provide information and encourage questions to understand any personal concerns she may have.	M

Entities

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-22-0011-0015-06-0, ✓ 11-22-0011-0030-01-2, 11-22-0011-0029-01-4		Indiana Michigan Power Co	corporation	Indiana Michigan Power Company (I&M) is an Indiana corporation organized in 1925 and is a wholly owned subsidiary of American Electric Power (AEP) (44) (45). I&M serves approximately 582,000 customers in Indiana and southwest Michigan, engaging in the generation, transmission, and distribution of electricity (46). The company operates the D.C. Cook Nuclear Plant on the Lake Michigan shoreline in Bridgman, Berrien County (47). In 2024, AEP and local authorities agreed on a reduced tax valuation for the Cook plant, which cut Bridgman's annual tax revenue by about \$1.2 million (48).	High	energy_developer	Coordinate with I&M's leadership (e.g., President Steve Baker) or government affairs team; emphasize how the project complements grid plans and local economic benefits to ensure a collaborative stance	M
11-22-0011-0016-01-0 ✓		Burkholder Excavating Inc	corporation	Burkholder Excavating, Inc. is a Michigan corporation that began operations in 1992 (49). It is a local family-run excavation contracting business based in Sawyer, Michigan (50) (51). The company's President is Scott Burkholder, with Wilma Burkholder serving as Office Manager (52). No significant political contributions or public disputes involving this company were found, suggesting its community profile is limited to providing excavation and site work services.	Low	unknown	Engage owner Scott Burkholder directly; underline potential subcontracting or site-preparation work the project could offer to secure goodwill and support	M
11-22-0002-0005-09-4 ✓		Mensinger Harold Herbert & Mensinger Dora Ann Rev Liv Trust	trust	See RESIDENT table.	Unknown	unknown	N/A (handled as residential landowner)	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-22-0002-0005-00-1	✓	Geiger Building Services LLC	llc	Geiger Building Services LLC is a Michigan limited liability company, but it has a minimal public footprint (no listings in local business directories or BBB) (53). Its name suggests involvement in construction or property development services, though no corporate filings or official details on its members were readily found. The company appears to hold at least one parcel in Berrien County (PIN 11-22-0002-0005-00-1), indicating it may own land potentially for future development or investment. No recorded political contributions or public statements from this LLC were identified in available sources.	Low	speculation	Approach the LLC's principal discreetly to learn their plans for the property; if they are holding for development or sale, consider collaborative planning or a buyout to align interests and prevent opposition	M
11-22-0002-0005-02-7	✓	Teifke Inc	corporation	Teifke Inc. is a Michigan corporation, likely family-owned, with a very limited public profile (no online business listings or websites). The Teifke family is known to reside in the area of Buchanan, Berrien County (54), suggesting this entity may be related to family land or agricultural holdings. There are no public records of business activity, political donations, or development projects connected to Teifke Inc. in the available sources. The corporation's primary relevance appears to be as a landowner of record for parcel 11-22-0002-0005-02-7, presumably for personal or investment purposes.	Low	agriculture	Engage the Teifke family through a respectful, personal approach; emphasize how the project can coexist with or benefit their land interests, and be prepared to offer fair compensation or assurances to mitigate any concerns	M
11-22-0011-0014-07-6		D.A. D'Agostino Custom Excavation Inc	llc	D.A. D'Agostino Custom Excavation & Trucking LLC is a Baroda-based excavating contractor operating for approximately 29 years and generating about \$584,000 in annual revenue [Buzzfile — company, retrieved 2025-12-03; "operating for approximately 29 years... \$584,008 in annual revenues"]. The company's founder and owner, Durwood "Woody" D'Agostino, led the business until his death in January 2022 [Herald-Palladium — news, retrieved 2025-12-03; "Woody was the owner of D.A. D'Agostino Custom Excavation and Trucking"]; its operational status after his passing is uncertain, as D'Agostino's contractor license expired in 2023 [BuildZoom — other, retrieved 2025-12-03; "expired on 05-31-2023"]. D.A. D'Agostino Custom Excavation primarily serves clients throughout Berrien County for excavation and demolition projects [Hometown Demolition — other, retrieved 2025-12-03; "Berrien County turn to D A D'Agostino ... excavation and demolition needs"].	Low	unknown	Engage the D'Agostino family (widow Tammie or heirs) directly, offering subcontracting work or a favorable buyout to secure their support and mutual benefit.	M

PINs	Adj.	Name	Type	Claims	Influence	Classification	Approach	C
11-22-0003-0017-00-7, ✓ 11-22-0010-0012-00-8		Trinity Evangelical Lutheran Church	church	Trinity Evangelical Lutheran Church in Berrien Springs is a 501(c)(3) religious organization, tax-exempt since July 1941 [TaxExemptWorld — other, retrieved 2025-12-03; "TRINITY LUTHERAN CHURCH ... 07/1941"]. The church operates the Trinity Lutheran School (Preschool–8th grade) at its 9123 George Avenue campus [EIN Register — other, retrieved 2025-12-03; "Secondary Name Line Trinity Lutheran School"], and it reports no commercial income, relying on donations (shown as \$0 revenue on filings) [TaxExemptWorld — other, retrieved 2025-12-03; "\$0* \$0* 07/1941"]. Trinity's activities center on worship and education, with no involvement in development or business ventures [TaxExemptWorld — other, retrieved 2025-12-03; "Religious Organization ... \$0* ... 07/1941"].	Medium	religious	Meet with Pastor Randy Johnson and the church council to listen and address any concerns; emphasize community benefits and environmental stewardship to align the project with the church's values and obtain their goodwill.	M
11-22-0010-0003-00-9		Woodlan John Christopher Living Trust	trust	See RESIDENT table.	Unknown	unknown		M