



CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY

AGENDA

January 11, 2021 at 5:30 PM
Remote Meeting on <https://zoom.us/>

The following link may be used to join the meeting
<https://us02web.zoom.us/j/81269169262>

To access by telephone dial (312) 626-6799
Zoom meeting ID: 812 6916 9262

(access information on www.bridgman.org)

Hannah Anderson	Beth McNeil
Suzy Barnes	John Murphy
Wayne Hall	Catherine Worcester
Cheri Heward	

1. Call to order
2. Roll call
3. Reading of the Agenda and Meeting Procedure by Chairperson Anderson
4. Hearing of Citizens
5. Approval of December 14, 2020 meeting minutes ([Action](#))
6. Old Business
 - a. Development Plan and Tax Increment Financing Plan – review survey responses
7. New Business
 - a. Beautification and flowers in 2021 – proposal presented by Corinne Tucker, Arcadia Gardens LLC
8. Miscellaneous
 - a. Staff update
9. Adjournment

Corridor Improvement Authority

READING OF THE AGENDA AND MEETING PROCEDURE

MEETING DATE: January 11, 2021

As this is a remote meeting, I will read aloud the agenda for the benefit of remote attendees--particularly attendees who have called in and cannot see visual materials--and will explain the process for public comment for remote attendees.

Remote attendees will begin with microphones muted.

Public comment will be taken at the beginning of the meeting during the **Hearing of Citizens** period.

- Remote attendees using a computer, tablet, smartphone, or similar device may select the "raise hand" option visible near the bottom of their screen to indicate they wish to comment.
- Remote attendees who have dialed in on a telephone may "raise hand" by pressing the *9 keys.

Audience members who indicate that they wish to comment will be called on individually and their microphone unmuted.

We ask that persons who comment please say their name and address for the minutes, when they first comment.

In addition we encourage all persons, including audience members, persons presenting agenda items, staff members, and CIA members to say their name when they speak unless introduced by the previous speaker, to help attendees be aware of who is speaking.

**CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY
REGULAR MEETING
December 14, 2020
5:30 PM**

A regular meeting of the Corridor Improvement Authority was held on December 14, 2020 remotely by means of electronic conferencing and called to order by Chair Anderson at 5:44 p.m.

MEMBERS PRESENT: Hannah Anderson, Beth McNeil, Wayne Hall, Cheri Heward

MEMBERS ABSENT: Suzy Barnes, John Murphy, Catherine Worcester

STAFF PRESENT: City Manager Ganum, City Clerk Holm

HEARING OF CITIZENS:

- No one was present in the audience.

Approval of October 12, 2020 meeting minutes

Motion by Member McNeil, seconded by Member Hall to approve the October 12, 2020 meeting minutes as presented,

Roll Call:

Yeas: Hall, McNeil, Anderson, Heward

Nays: None

Motion carried.

OLD BUSINESS:

Development Plan and Tax Increment Financing Plan – review survey responses

Ganum went over the survey results and discussed the comments that were given. Chair Anderson suggested Ganum reach out to Sarah Spoonholtz to send out an email to the business owners asking them to take the survey. Ganum will keep collecting more information.

NEW BUSINESS:

Beautification and flowers in 2021 – discuss and plan

The board discussed what they liked and did not like about the planters this year. They thought there were too many leafy plants and should concentrate more on flowers. The climbing plant in the middle did not climb well this year and they need to ask Corrine from Arcadia Gardens why that was. The blue salvia did well in the beach planters. Blue salvia and cascading plants should be planted in the beach planters next year. The rest of the pots need more flowers and less foliage. Once the tree stumps and grasses are removed, Black-eyed Susan should be planted along with zinnias in the tree planters. They should not spend any more than they did this year. Ganum will have Corrine attend the January meeting.

MISCELLANEOUS:

Staff Update

- The Planning Commission is expected to approve the Site Plan for Casey's this Thursday and they intend to break ground in April.
- Ganum gave an update on Emma's status with the pizza oven. They have built a non-wood fired oven to make pizzas for right now.
- Ganum gave an update on the townhouse project. He encouraged the board to attend the upcoming council meeting when there will be a discussion about South Haven and how they developed property.

ADJOURNMENT:

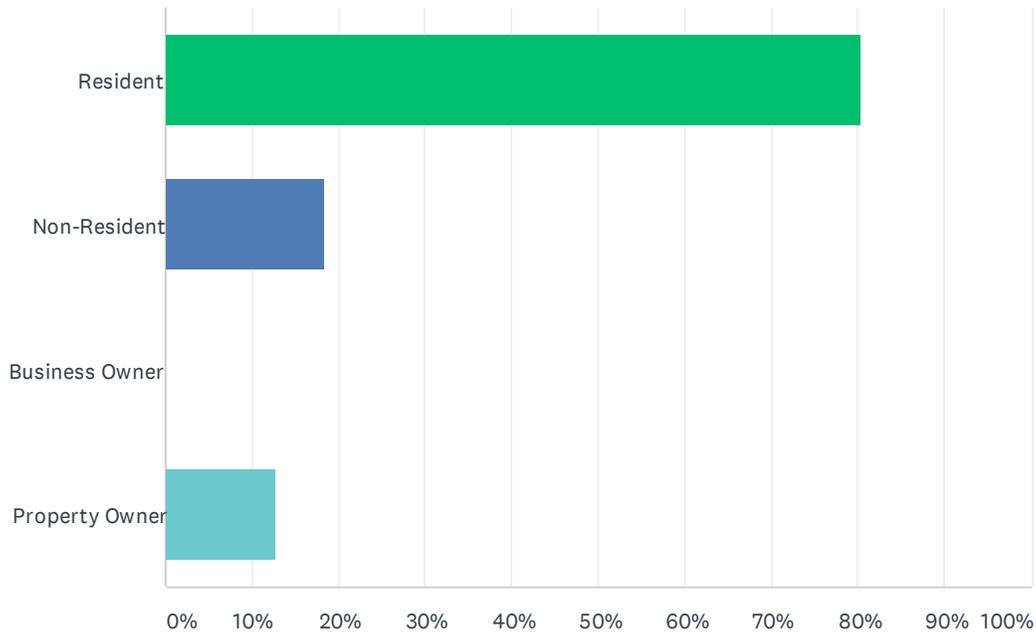
Chair Anderson adjourned the meeting at 6:31 p.m.

Minutes respectfully submitted by Allyson Holm, City Clerk

DRAFT

Q1 What is your connection to the area of focus of the CIA? (check all that apply)

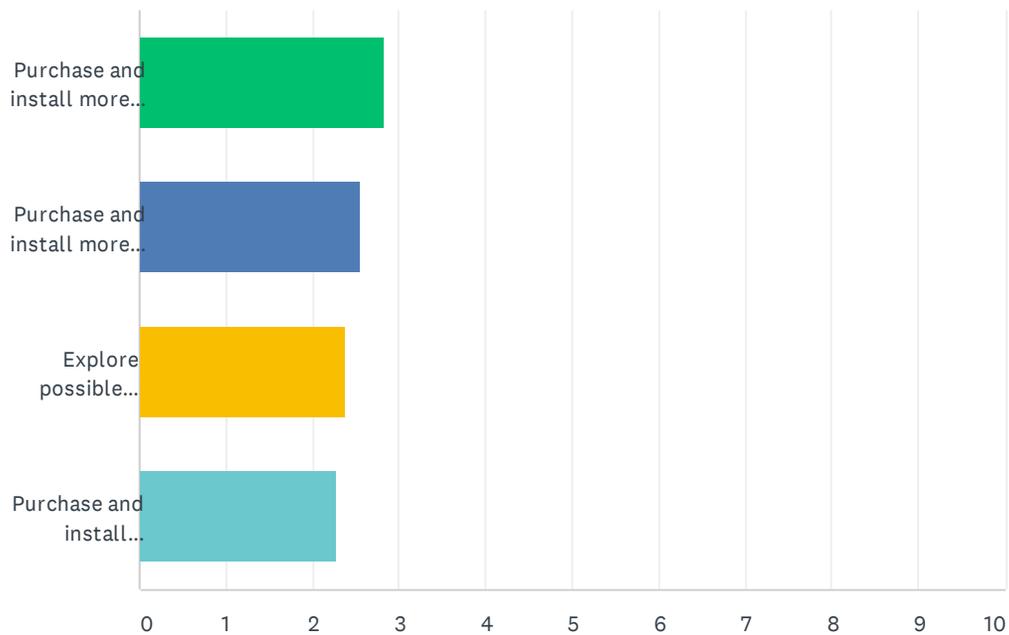
Answered: 71 Skipped: 1



ANSWER CHOICES	RESPONSES	
Resident	80.28%	57
Non-Resident	18.31%	13
Business Owner	0.00%	0
Property Owner	12.68%	9
Total Respondents: 71		

Q2 Please rank the short-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#4) for projects that could occur between 2021 and 2022 in the CIA District.

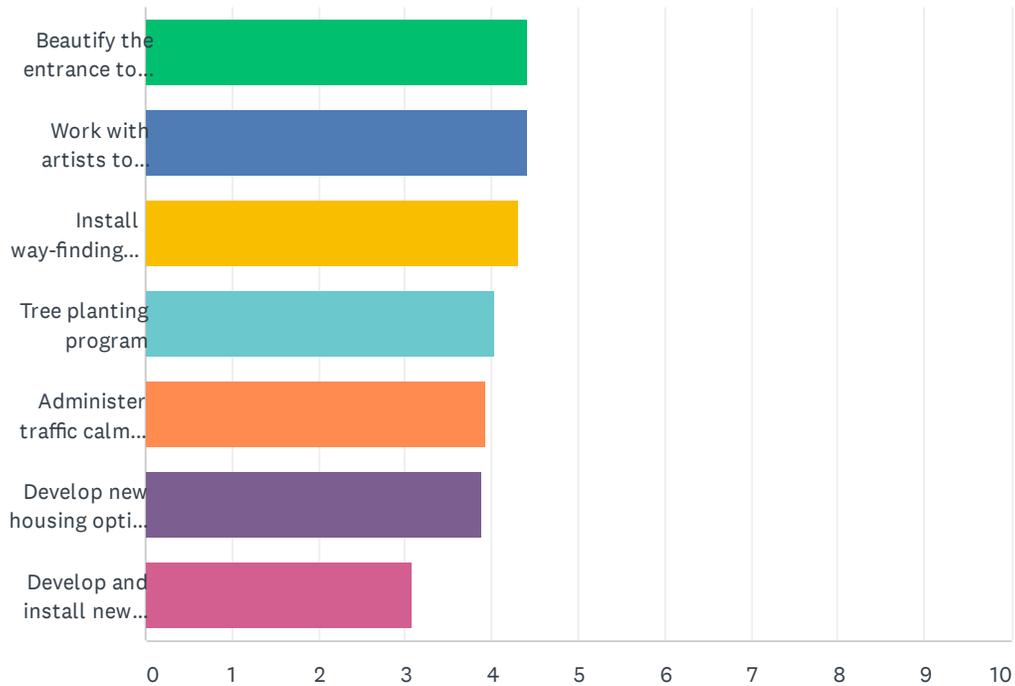
Answered: 71 Skipped: 1



	1	2	3	4	TOTAL	SCORE
Purchase and install more landscaping elements	35.29% 24	25.00% 17	26.47% 18	13.24% 9	68	2.82
Purchase and install more bicycle racks and benches	22.54% 16	28.17% 20	30.99% 22	18.31% 13	71	2.55
Explore possible traffic calming measures (meant to reduce traffic speeds on Lake Street)	30.99% 22	14.08% 10	16.90% 12	38.03% 27	71	2.38
Purchase and install additional trash receptacles	12.68% 9	30.99% 22	26.76% 19	29.58% 21	71	2.27

Q3 Please rank the medium-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#7) for projects that could occur between 2022 and 2025 in the CIA District.

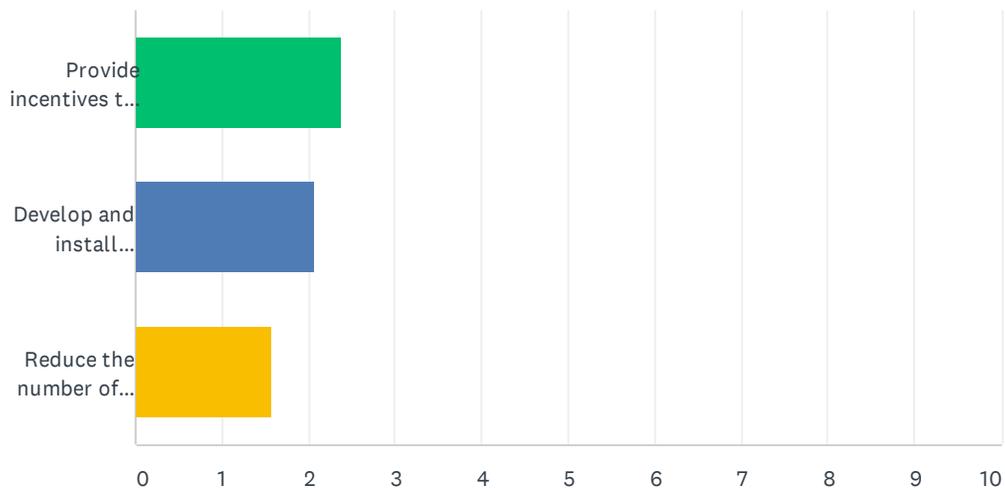
Answered: 72 Skipped: 0



	1	2	3	4	5	6	7	TOTAL	SCORE
Beautify the entrance to Weko Beach	13.89% 10	13.89% 10	26.39% 19	15.28% 11	13.89% 10	9.72% 7	6.94% 5	72	4.42
Work with artists to install more public art	15.49% 11	18.31% 13	22.54% 16	7.04% 5	16.90% 12	11.27% 8	8.45% 6	71	4.41
Install way-finding signs (signs that direct you to parks, business districts and other points of interest)	19.72% 14	16.90% 12	8.45% 6	15.49% 11	15.49% 11	15.49% 11	8.45% 6	71	4.30
Tree planting program	12.50% 9	13.89% 10	19.44% 14	12.50% 9	13.89% 10	15.28% 11	12.50% 9	72	4.03
Administer traffic calming measures (changes to the roads, traffic lights and signs, etc that decrease traffic speeds on Lake Street)	23.61% 17	9.72% 7	8.33% 6	12.50% 9	8.33% 6	16.67% 12	20.83% 15	72	3.94
Develop new housing options within the District	15.28% 11	20.83% 15	8.33% 6	8.33% 6	12.50% 9	9.72% 7	25.00% 18	72	3.89
Develop and install new street banners in current locations and new locations	0.00% 0	6.94% 5	6.94% 5	29.17% 21	19.44% 14	19.44% 14	18.06% 13	72	3.08

Q4 Please rank the long-term project options below in order from your TOP PRIORITY (#1) to your LOWEST PRIORITY (#3) for projects that could occur between 2026 and 2031 in the CIA District.

Answered: 70 Skipped: 2



	1	2	3	TOTAL	SCORE
Provide incentives to developers to build new buildings on certain portions of Red Arrow Highway and Lake Street which feature a mix of uses (residential, office, commercial and/or other uses)	50.00% 35	38.57% 27	11.43% 8	70	2.39
Develop and install 'Welcome to Bridgman' signs at city limits on Red Arrow Highway.	32.86% 23	41.43% 29	25.71% 18	70	2.07
Reduce the number of traffic lanes on Red Arrow Highway from four lanes (and center turn lane) to two lanes (and center turn lane) in order to create bicycle lanes and facilitate traffic calming.	17.65% 12	20.59% 14	61.76% 42	68	1.56

Q5 Please add your suggestions for projects (short, medium or long term) within the Corridor Improvement Authority District along Red Arrow Highway or Lake Street.

Answered: 39 Skipped: 33

Red Arrow Highway and Lake Street - Community Investment Survey

#	RESPONSES	DATE
1	Red Arrow Hwy is often used as a speed trap and means of police issuing tickets. Especially Sunday mornings. I would also encourage business development in this area. Incentives would help investors.	12/29/2020 6:03 PM
2	Historic loop paths identified throughout the area with info placards.	12/28/2020 5:45 PM
3	Incentives to bring new independent / "maker" businesses? Breweries, interesting restaurants, etc	12/26/2020 12:29 PM
4	Dog drinking fountain(s)	12/24/2020 9:09 AM
5	Clean up, remove debris, old sign, both sides of Red Arrow around McDonalds	12/21/2020 6:10 PM
6	Install recycling bins in tandem with trash bins along Lake street to promote recycling. Promote incentives to attract businesses to fill and improve vacant unattractive sites along Lake Street.	12/20/2020 1:00 PM
7	MAKE IT EASY AND SAFE FOR VEHICLE AND PEDESTRIAN TRAFFIC	12/19/2020 4:31 PM
8	Bicycles should purchase a license plate to help defray any costs used for them. Taxpayer money should not pay for bicycle roads.	12/19/2020 12:15 PM
9	I HAVE PERSONALLY WITNESSED THREE LANE RED ARROW AND IT IS A DISASTER. VERY UNSAFE.	12/18/2020 7:52 PM
10	Water/spray park for kids and safer pedestrian crosswalks for Bridgman Elementary and F.C. Reed Middle School	12/16/2020 10:09 PM
11	See if there's a way to improve the choice of businesses at the corners of Red Arrow Highway and Lake Street. Emma's is great but the car dealer lot and the liquor store to me don't warrant such a prominent location. Give incentives to move those businesses.	12/13/2020 12:22 AM
12	Incentives for business on red arrow especially by McDonald's and expressway	12/12/2020 7:00 PM
13	No additional suggestions	12/12/2020 6:30 PM
14	Encourage business and residential development from exit 16 to Lake Street	12/11/2020 11:53 AM
15	Make it more about the people that live here and less about outside money. Bridgman is great for its residents yet lacks any sort of commitment or promise to its locals. The city has become greedy with outside money. We are not a summer home, we are a home for year round residents.	12/10/2020 9:25 PM
16	Stop putting in breweries, wineries, hotels, stores and restaurants aimed at tourists. Also air bnbs & short term rentals that are owned by those that live out of state, are taking housing opportunities away from locals that want to live in the town they grew up in. These places are only occupied during the summer. Generally they end up closing or re-selling.	12/10/2020 5:41 PM
17	Is there a way the city and township could coordinate significant renewable energy support to homeowners and businesses. For example solar panel requirements, provide charging stations for electric cars, tree planting to increase shade and clean air, etc Just a few ideas to do our part to reduce Bridgman's carbon footprints, and to get younger folks excited and engaged. Can we add a Climate Change dept to our city services? Thanks for all you do!!!	12/10/2020 4:54 PM
18	Once COVID has lessened we should all come together and come up with more Bridgman festivities such as group caroling at Christmas and blow up projection screens at Weko Beach for movie nights during the summer. I have more ideas that I'd love to share!	12/10/2020 1:58 PM
19	A 24-hour Recycling Drop off center. With 20+ yard dumpsters for every product to encourage recycling.	12/8/2020 3:42 PM
20	Encourage and support businesses that we need other than brew pubs	12/8/2020 1:24 PM
21	Housing is an issue. We need good housing under \$180,00 that isn't a trailer.	12/8/2020 12:07 PM
22	Add parking for downtown business to help with foot traffic crossing the road downtown. Also make it easier to see down the road when coming off the road Dollar general is on. When trying to pull out and there are larger vehicles parked down the road you can't see if anything is	12/8/2020 11:18 AM

Red Arrow Highway and Lake Street - Community Investment Survey

coming and some cars speed through could cause an accident. Maybe add a mirror so you can see down the road.

23	Main street signs in middle of roads remove or place other ways of crossing the roads between brewers, crowds are rude or just stop and act like fools while a line of autos waiting to proceed. Maybe a zip line between bars etc..	12/8/2020 11:03 AM
24	1. Better utilization of the Weko Beach house. 2. Utilize vacant lots on Lake St.	12/8/2020 10:53 AM
25	Lake Street traffic needs to be addressed, as does parking. It is so scary driving through town anymore with people still darting out from parked cars to cross the street. I think parking along the road between chase bank and the tracks needs to be eliminated. That "bike lane" needs to go too! Someone not seeing a bike and opens their door while they are going by, is an accident waiting to happen. The last issue is trying to pull out of Baldwin onto Lake. Having again cars parked along lake street in front of Rocheforts is so scary...people flying around the corner off of Red Arrow onto Lake is scary if your trying to oull out of Baldwin. I have lived here for 30 years....this is a HUGE problem. Also, reducing Red Arrow...is such a waste of tax payers dollars. I hate driving the section between Stevensville and St Joe. So many accidents, people driving so slowly, your stuck behind them for miles.	12/8/2020 9:09 AM
26	Work with stakeholders to improve trunklines of fiber lines to prepare for improved broadband access. If we don't deal with the hidden infrastructure needs before building out hardscapes and softscape wants, we will not attract new businesses or residential potential. The County is working to address connectivity issues throughout Berrien. The area along the Lakeshore and Red Arrow hwy is one area that likely needs to be addressed	12/8/2020 8:43 AM
27	I would like to encourage small business owners along Lake Street (especially in those empty buildings that have so much character) while saving the possible chain businesses for Red Arrow. Also, the beach house at Weko is a HUGE missed opportunity. It could be rented out for pop up restaurants. Or it could be an upscale destination restaurant rather than just a hot dog stand for people who are already at the beach. It could be used for youth gatherings to give kids and teens a place to go for gaming, music, hanging out, etc. Why is this building sitting empty all the time?	12/7/2020 12:50 PM
28	Improve the looks of Red Arrow near the I-94 ramps. Lake Street looks nice with the different hangings, such as graduates, veterans, Christmas. This, or things like this could be placed on Red Arrow.	12/5/2020 12:49 PM
29	Do something w the backwoods looking i94 exit-- one of the worst eyesore/junky looking interchanges along 94--been like this wayyyyyyyyy toooooooo longggggggg	12/4/2020 11:38 AM
30	I would be happy with any efforts to cut down on the number of unused buildings along these roads. I don't mean simply demolish, but incentivizing businesses or possibly art or natural spaces. Creating some infrastructure for farmers markets would a great addition to Bridgman.	12/2/2020 5:15 PM
31	Paint crosswalks downtown on Lake Street.	12/1/2020 2:15 PM
32	We do not need any more traffic suggestions on lake street, the pedestrian crossing sign on lake street is a hazard and encourages people to step out between parked cars into traffic. This is a huge safety concern. Red Arrow Hwy does not need the number of lanes reduced especially if you are going to look into developing property on Red Arrow. The traffic is already busy enough during the summer, especially around the state park. More development will require more access not less. Keep in mind the cook plant outages and emergencies on I94 only add to traffic concerns.	12/1/2020 12:11 AM
33	Xx	11/30/2020 2:06 PM
34	Reduce the number of alcohol establishments in the city. Do not allow marijuana stores in the city. Focus on the residents and not the visitors.	11/30/2020 9:28 AM
35	None	11/29/2020 2:26 PM
36	Do not want Red Arrow to be two lanes and center turn lane.	11/28/2020 1:13 PM
37	Could someone please explore getting a theater in Bridgman. And how about a nice hotel or motel at exit 16. And while you are at it, how about improving the the "look" of the whole area? A little maintenance (ie - edging the sidewalks, removing the 4 foot tall weeds and other weeds under the over pass, picking up the garbage that is present , and improving the exit , as a whole, would be a great benefit to the area .	11/28/2020 11:36 AM

Red Arrow Highway and Lake Street - Community Investment Survey

38	Always thought a beach cam at Weko Beach would be good. Also more benches along Lake street and in the corridor area, like church st by the churches to encourage longer walkable area but still have areas to rest.	11/27/2020 4:57 PM
39	The Lake Street Corridor needs a greater mix of stores: convenience, hardware, cleaners, bakery/bagel shop, etc in order to create a more comprehensive downtown; a downtown that people may want to live among and have within walking distance: e.g. town homes, condos, multi-dwelling structures that offer an urban feel. One needs the other for success.	11/24/2020 12:52 PM

Q6 Please share anything else you wish to add.

Answered: 26 Skipped: 46

Red Arrow Highway and Lake Street - Community Investment Survey

#	RESPONSES	DATE
1	Appreciate the efforts to engage community in the planning.	12/29/2020 12:47 PM
2	Promote more business along Lake St.	12/28/2020 5:45 PM
3	Blinking red light at Shawnee & Gast	12/21/2020 6:10 PM
4	Somehow, get more people in this town to comply with state and federal suggestions to WEAR MASKS when going into any retail store, including gas stations. Are they all IDIOTS? It's about public SAFETY, not "freedom of choice" It's ridiculous and embarrassing to see so many people in this town who honestly have no clue! They kind of give the terms "rednecks" and "white trash" whole new meanings. This is a Very Serious PANDEMIC. Not a joke.	12/19/2020 4:31 PM
5	Keep in mind that taxpayers should only be taxed when they get something of value.	12/19/2020 12:15 PM
6	Vacant lot next to McDonald's has been vacant way too long and is first impression of Bridgman to visitors. Highest priority!!!	12/12/2020 7:00 PM
7	No additional suggestions	12/12/2020 6:30 PM
8	Eliminate the iron intersection it's hideous	12/10/2020 9:49 PM
9	I have lived here for 24 years, I know what I'm talking about. Red arrow two lanes is ridiculous, just fix the road that's already in place. Godspeed.	12/10/2020 9:25 PM
10	Please don't make Red Arrow two lanes.	12/10/2020 5:41 PM
11	Can we plant more tulip poplars in the dog park; unfortunately one tree didn't make it and another is slow growing. We could really use another dozen or do trees. Also can we plant more chestnut trees as current ones are quite old and may not last much longer. And can we bring back more books to the library once it reopens? With last years redesign I was sad to see the selection cut back so severely. Its not really feeling like a library since the redesign. Just my opinion...	12/10/2020 4:54 PM
12	Add more interactive, unique one of a kind businesses to promote more tourism to our beautiful city. For example group crafts (obviously after COVID restrictions) and more local shops.	12/10/2020 1:58 PM
13	Hopefully this does not increase taxes. With the fees added for trash and the increase in our water bill the taxes are substantial to live in Bridgman. The elderly on fixed income and our young families are struggling to afford to live in Bridgman.	12/10/2020 10:04 AM
14	Solar power to power street lights, gov buildings, etc.	12/8/2020 3:42 PM
15	Put in speed bumps on the section of Lake Street between Red Arrow Hwy and Weko Beach to slow speeders	12/8/2020 12:08 PM
16	I love my town. But I am getting squeezed out by prices. We need affordable housing.	12/8/2020 12:07 PM
17	Don't lose the qualities of what makes Bridgman different and unique.	12/8/2020 11:03 AM
18	Thank you for all you do to keep Bridgman looking nice and inviting.	12/8/2020 10:58 AM
19	Can we please also incentivize/encourage business owners to properly maintain their properties? For example, the liquor store was mostly painted several years ago (I think). But they didn't finish painting the back side of the building and their parking lot is falling apart. The Sunset Dunes apartments received one coat of paint (on half of the buildings but not the other half) and they clearly need at least one more coat of paint. I know these projects are expensive and times are tough right now. What can we do as a community to help these businesses (and others) take their improvement projects across the finish line or to the next level?	12/7/2020 12:50 PM
20	We need roads re-paved.	12/5/2020 12:49 PM
21	never go from 4 lane red arrow to 2 lanes----worst idea ever	12/4/2020 11:38 AM
22	I have lived in Bridgman since I was 4 years old and now that I'm 24 I might be moving to live as far north as St. Joseph. There are still places that will bring me back to Bridgman, like Weko Beach, Transient, and Haymarket. Once I am more settled in my own home with my	12/2/2020 5:15 PM

Red Arrow Highway and Lake Street - Community Investment Survey

fiance we will probably be visiting the farmers markets too. I hope Bridgman continues to expand on the communal spaces that it has.

23	Paint crosswalks downtown Lake Street	12/1/2020 2:15 PM
24	None	11/29/2020 2:26 PM
25	Reducing the traffic lanes on Red Arrow is a project that makes Bridgman less safe. If I-94 is closed, and traffic is diverted to Red Arrow, as it is from time to time, what a mess! You will be creating a bottle neck area. If you want to do improvement for the road area create a boulevard with plantings in the middle of the four lanes. Or you could reduce the posted speed - a couple of signs and you have slower traffic. As far as bike lanes - put them to the near the sidewalk. That would be safer.	11/28/2020 11:36 AM
26	Aesthetic beauty, as you've asked in your survey, is important. Nothing like creating green space to make a true Michigan Town.	11/24/2020 12:52 PM