



## CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY

### AGENDA

**April 12, 2021 at 5:30 PM**

**Bridgman City Hall**

**9765 Maple Street**

**Bridgman, MI, 49106**

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 March 8, 2021 meeting minutes. [\(Action\)](#)
6. New Business
  - a. Consideration of adopting a resolution to support the establishment of a Social District in downtown Bridgman. [\(Action\)](#)
7. Old Business
  - a. Development Plan and Tax Increment Financing Plan
    - i. Refine capital improvement schedule
8. Miscellaneous
  - a. Staff update – verbal report.
9. Adjournment

**CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY  
REGULAR MEETING  
March 8, 2021  
5:30 PM**

A regular meeting of the Corridor Improvement Authority was held on March 8, 2021 remotely by means of electronic conferencing and called to order by Chair Anderson at 5:32 p.m.

**MEMBERS PRESENT:** Hannah Anderson, Wayne Hall, Cheri Heward, Suzy Barnes, John Murphy, Beth McNeil, Catherine Worcester (arrived at 5:36 p.m.)

**MEMBERS ABSENT:** None

**STAFF PRESENT:** City Manager Ganum, City Clerk Holm

**Chair** Anderson read aloud the meeting procedures and how the public can comment.

**HEARING OF CITIZENS:**

- No one wished to be heard.

**Approval of February 8, 2021 meeting minutes**

**Motion** by Member Hall, seconded by Member McNeil to approve the February 8, 2021 meeting minutes as presented,

**Roll Call:**

**Yeas:** Barnes, Hall, Heward, McNeil, Murphy, Anderson

**Nays:** None

**Absent from vote:** Worcester

**Motion carried.**

Member Worcester arrived at 5:36 p.m.

**NEW BUSINESS:**

**Arthur Havlicek, President & CEO of Southwest Michigan Regional Chamber, to present the concept of a Social District in downtown Bridgman**

Michigan recently changed State Law to allow the creation of social districts within local municipalities. He explained the process on how social districts are created and how it works. What he is proposing is an area along Lake Street from Tapisry to Small Town Grounds. Creating a Social District would help the struggling businesses in town. This proposed district would encase Transient, Lazy Ballerina, Lake Street Eats, and could even go down to the American Legion. There are quite a few municipalities that have done this already throughout the state and Niles is currently in the process of creating a social district. He suggested calling this the Bridgman Entertainment Experience, BEE for short. This would need council approval before applying for a permit through the State. He is hoping this can be done before Memorial Day.

The board discussed the information presented and had several questions for Mr. Havlicek. This concept is still very new and Ganum will gather more information and send it to the board as soon as possible. The board talked about possibly having a special meeting before the next regular meeting.

#### **OLD BUSINESS:**

#### **Review and consider approval of creative painting proposal in the amount of \$5,500 from Dream Scene Placemaking for painting the ranger station, ticket booth and two utility covers at Weko Beach and Campground**

The board went through the pictures of the painting proposals for the ranger station, ticket booth and two utility covers at Weko Beach. The board preferred choice A instead of B for the paint colors of the ranger station and were also in agreeance with the rest of the proposal. Chair Anderson asked what the cost would be for painting the ranger station aside from the other projects. Anna Roeder thought that cost would be around \$3,500. She stated that this project would probably start in August, but if one of the projects gets pushed back, she could start in April.

**Motion** by Member Worcester, seconded by Member Barnes to approve the creative painting proposal in the amount of \$5,500 from Dream Scene Placemaking for painting the ranger station, ticket booth and two utility covers at Weko Beach and Campground, with a shared cost of the CIA paying \$2,000 and the Parks Department paying \$3,500,

#### **Roll Call:**

**Yeas:** Murphy, Worcester, Anderson, Barnes, Hall, Heward, McNeil

**Nays:** None

**Motion carried.**

#### **Development Plan and Tax Increment Financing Plan**

Ganum shared a budget worksheet with the board for them to discuss how they would like to spend their budget annually. There will be a boost in the budget once Casey's is built. After the board discussed the different ways and areas to spend the money, they came up with the following list for this year:

- Landscaping - \$6,500
- Public Art/ Beautification - \$2,000
- Furniture and Fixtures - \$2,500
- Signage – Marketing/Promotions \$700
- Savings/ Future Projects - \$1,300

Treasurer Lambrix explained the Revolving Loan fund. The USDA would like to see that money put back into the community and used. She does not have a timeframe on when that needs to be used, but this is the third year that the funds have not been used. Ganum will have Lambrix put information in an excel spreadsheet that will cover the next ten years.

Ganum suggested populating a table with what is going to be done every year and come back at the next meeting to discuss how to divide up the cost. If the board wants to embrace public art, there needs to be an initiative to promote it by possibly having a public arts commission. Ganum will bring more information on grants to the next meeting that can be baked into the plan.

**Develop capital improvement schedule based upon input received by the Red Arrow Highway and Lake Street Community Investment Survey**

This information is listed under the prior topic above.

**Review and consider approval of revisions for the purchase of three smoker's pole**

Chair Anderson explained the revisions for the purchase of three smoker's poles that Ganum was able to get a good deal on. These look classier and are more top of the line.

**Motion** by Member McNeil, seconded by Member Murphy to purchase three smoker's poles as presented with a total price of \$450,

**Roll Call:**

**Yeas:** Hall, McNeil, Murphy, Worcester, Anderson

**Nays:** None

**Absent from vote:** Heward, Barnes

**Motion carried.**

**MISCELLANEOUS:**

**Staff Update**

Ganum went over a few items:

- Ryan Kilpatrick was hired to do a site development for the property located north of Eric's Café and will work with the city over the next several months. This development could be beneficial for the CIA fund.
- An owner of a BBQ food restaurant is interested in possibly coming to Bridgman. He has looked at the Chase building and talked with the owners of the Bridgman Premier Meat Market building as possible locations.

**ADJOURNMENT:**

**Chair** Anderson adjourned the meeting at 7:14 p.m.

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Minutes respectfully submitted by Allyson Holm, City Clerk

**CITY OF BRIDGMAN  
CORRIDOR IMPROVEMENT AUTHORITY  
Resolution to Encourage the Bridgman City Council to Establish a Social District in  
Downtown Bridgman**

**WHEREAS**, the City of Bridgman is considering the establishment of a Social District in downtown Bridgman; and

**WHEREAS**, the Bridgman Corridor Improvement Authority (CIA) supports the concept of a Social District as an innovative way to support businesses in downtown Bridgman; and

**WHEREAS**, the Greater Bridgman Area Chamber of Commerce and Growth Alliance (CGA) supports the concept of a Social District as an innovative way to support businesses in downtown Bridgman; and

**NOW, THEREFORE, BE IT RESOLVED**, the CIA encourages the Bridgman City Council to adopt the following resolution to approve a Social District so that downtown Bridgman may prosper:

**CITY OF BRIDGMAN**

**ESTABLISHMENT OF A BRIDGMAN SOCIAL DISTRICT**

**Resolution 2021 - ##**

**WHEREAS**, Michigan Public Act 124 of 2020 was signed into law on July 1, 2020; and

**WHEREAS**, the law allows Michigan municipalities to establish Social Districts that provide for Commons Areas where two or more contiguous licensed establishments may sell alcoholic beverages in special cups to be taken into the Commons Areas for consumption; and

**WHEREAS**, the Bridgman Social District would be created and managed by the City through a collaboration with the Corridor Improvement Authority (and CGA?); and

**WHEREAS**, the Bridgman Social District boundaries are generally Vine Street to Legion Street, between Maple Street and Mathieu Street; and the south side of Lake Street, between Mathieu and Church Street; and

**WHEREAS**, The Commons Area boundaries incorporate the City-owned parking lot on the north side of City Hall, the courtyard owned by Hoof2Hanger, the fenced-in yard at the Lakebridge property at the corner of Lake Street and Church Street, as well as the North sidewalk along Lake Street, from Maple Street to Mathieu Street, and the South sidewalk along Lake Street, from Maple Street to Church Street; and

**WHEREAS**, the City of Bridgman will follow all stipulations of Michigan Public Act 124 of 2020 and follow established best practices in the creation and maintenance of the Social District; and

**CITY OF BRIDGMAN  
CORRIDOR IMPROVEMENT AUTHORITY  
Resolution to Encourage the Bridgman City Council to Establish a Social District in  
Downtown Bridgman**

**WHEREAS**, the creation of the Bridgman Social District will assist our downtown businesses in adapting to the social distancing requirements of the COVID-19 crisis as well as attract customers for enhanced outdoor dining and entertainment experiences in downtown Bridgman; and

**NOW, THEREFORE, BE IT RESOLVED**, That the Bridgman City Council does hereby approve the creation of the Bridgman Social District as depicted in the attached map (Exhibit A) for consideration by the Michigan Liquor Control Commission.

**Motion for Adoption by:**

**Ayes:**

**Nays:**

**Absent:**

Project/Program/Initiative	Source			TOTAL
	CIA (TIF)	Grant	Other	
<b>2021</b> \$    13,000				
Landscaping	\$      6,500		\$      1,000	\$      7,500
Public Art (beautification)	\$      2,000		\$      3,500	\$      5,500
Furniture and Fixtures	\$      2,500			\$      2,500
Signage – Marketing/Promotions	\$      700			\$      700
“Savings” (future projects)	\$      1,300			\$      1,300
<b>TOTAL</b>	<b>\$    13,000</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    17,500</b>
<b>2022</b> \$    30,000				
Landscaping	\$      6,695		\$      1,000	\$      7,695
Public Art (beautification)	\$      4,500		\$      3,500	\$      8,000
Furniture and Fixtures	\$      6,000			\$      6,000
Signage – Marketing/Promotions	\$      1,500			\$      1,500
“Savings” (future projects)	\$      3,000			\$      3,000
<b>TOTAL</b>	<b>\$    21,695</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    26,195</b>
<b>2023</b> \$    30,600				
Landscaping	\$      6,896		\$      1,000	\$      7,896
Public Art (beautification)	\$      4,590		\$      3,500	\$      8,090
Furniture and Fixtures	\$      6,120			\$      6,120
Signage – Marketing/Promotions	\$      1,530			\$      1,530
“Savings” (future projects)	\$      3,060			\$      3,060
<b>TOTAL</b>	<b>\$    22,196</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    26,696</b>
<b>2024</b> \$    31,212				
Landscaping	\$      7,103		\$      1,000	\$      8,103
Public Art (beautification)	\$      4,682		\$      3,500	\$      8,182
Furniture and Fixtures	\$      6,242			\$      6,242
Signage – Marketing/Promotions	\$      1,561			\$      1,561
“Savings” (future projects)	\$      3,121			\$      3,121
<b>TOTAL</b>	<b>\$    22,709</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    27,209</b>
<b>2025</b> \$    31,836				
Landscaping	\$      7,316		\$      1,000	\$      8,316
Public Art (beautification)	\$      4,775		\$      3,500	\$      8,275
Furniture and Fixtures	\$      6,367			\$      6,367
Signage – Marketing/Promotions	\$      1,592			\$      1,592
“Savings” (future projects)	\$      3,184			\$      3,184
<b>TOTAL</b>	<b>\$    23,234</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    27,734</b>
<b>2026</b> \$    32,472				
Landscaping	\$      7,535		\$      1,000	\$      8,535
Public Art (beautification)	\$      4,871		\$      3,500	\$      8,371
Furniture and Fixtures	\$      6,494			\$      6,494
Signage – Marketing/Promotions	\$      1,624			\$      1,624
“Savings” (future projects)	\$      3,247			\$      3,247
<b>TOTAL</b>	<b>\$    23,771</b>	<b>\$      -</b>	<b>\$    4,500</b>	<b>\$    28,271</b>
<b>2027</b> \$    33,122				
Landscaping	\$      7,761		\$      1,000	\$      8,761
Public Art (beautification)	\$      4,968		\$      3,500	\$      8,468
Furniture and Fixtures	\$      6,624			\$      6,624

Signage – Marketing/Promotions	\$ 1,656			\$ 1,656
“Savings” (future projects)	\$ 3,312			\$ 3,312
<b>TOTAL</b>	<b>\$ 24,322</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 28,822</b>
<b>2028</b>	<b>\$ 33,784</b>			
Landscaping	\$ 7,994		\$ 1,000	\$ 8,994
Public Art (beautification)	\$ 5,068		\$ 3,500	\$ 8,568
Furniture and Fixtures	\$ 6,757			\$ 6,757
Signage – Marketing/Promotions	\$ 1,689			\$ 1,689
“Savings” (future projects)	\$ 3,378			\$ 3,378
<b>TOTAL</b>	<b>\$ 24,886</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 29,386</b>
<b>2029</b>	<b>\$ 34,460</b>			
Landscaping	\$ 8,234		\$ 1,000	\$ 9,234
Public Art (beautification)	\$ 5,169		\$ 3,500	\$ 8,669
Furniture and Fixtures	\$ 6,892			\$ 6,892
Signage – Marketing/Promotions	\$ 1,723			\$ 1,723
“Savings” (future projects)	\$ 3,446			\$ 3,446
<b>TOTAL</b>	<b>\$ 25,464</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 29,964</b>
<b>2030</b>	<b>\$ 35,149</b>			
Landscaping	\$ 8,481		\$ 1,000	\$ 9,481
Public Art (beautification)	\$ 5,272		\$ 3,500	\$ 8,772
Furniture and Fixtures	\$ 7,030			\$ 7,030
Signage – Marketing/Promotions	\$ 1,757			\$ 1,757
“Savings” (future projects)	\$ 3,515			\$ 3,515
<b>TOTAL</b>	<b>\$ 26,056</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 30,556</b>
<b>2031</b>	<b>\$ 35,852</b>			
Landscaping	\$ 8,735		\$ 1,000	\$ 9,735
Public Art (beautification)	\$ 5,378		\$ 3,500	\$ 8,878
Furniture and Fixtures	\$ 7,170			\$ 7,170
Signage – Marketing/Promotions	\$ 1,793			\$ 1,793
“Savings” (future projects)	\$ 3,585			\$ 3,585
<b>TOTAL</b>	<b>\$ 26,661</b>	<b>\$ -</b>	<b>\$ 4,500</b>	<b>\$ 31,161</b>