

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

A regular meeting of the Corridor Improvement Authority was held on February 8, 2021 remotely by means of electronic conferencing and called to order by Chair Anderson at 5:30 p.m.

MEMBERS PRESENT: Hannah Anderson, Wayne Hall, Cheri Heward, Suzy Barnes, John Murphy, Catherine Worcester

MEMBERS ABSENT: Beth McNeil (arrived at 5:54 p.m.)

STAFF PRESENT: City Manager Ganum, City Clerk Holm, Park and Recreation Director Ball, Director of Public Services Kading

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

HEARING OF CITIZENS:

- No one wished to be heard.

Approval of January 11, 2021 meeting minutes

Motion by Member Hall, seconded by Member Murphy to approve the January 11, 2021 meeting minutes as presented,

Roll Call:

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

Nays: None

Absent from vote: McNeil

Motion carried.

OLD BUSINESS:

Development Plan and Tax Increment Financing Plan – Review survey responses

The board went over the survey responses. The majority that responded were residents. The top priority in the first question was to purchase and install more landscaping elements. The top priority in the second question was to work with artists to install more public art followed by beautify the entrance to Weko Beach. The street banners came in last place. The top priority for the last question was to provide incentives to developers to build new buildings on certain portions of Red Arrow Highway and Lake Street which feature a mix of uses. This board does have the authority to create incentives, loan money, and help with grants. Chair Anderson pointed out several of the comments that were left and shared them with the board.

- Comment # 51 and #54 – Both Mathieu Street and Baldwin Road connecting to Lake Street have always been a bad site of vision. Those are two areas that the board should keep an eye on to see if can be remedied. Member Murphy suggested making Mathieu Street a one-way and Member Barnes suggested eliminating 2 parking spaces from both of those areas to have a better line of site. Chair Anderson asked that this be placed on the next agenda as a safety issue. Ganum stated he can invite someone from Wightman to join the board at the next meeting to discuss those issues.

- Comment #13 – It would be nice to see Weko Beach House offer coffee or some other offerings for a period of time in the winter.
- Comment #23 – This included several suggestions including the creation of a food truck lot and installing trees along the city right-of-way along the Sunset Dunes apartment complex.
- Comment #28 – This same comment was shared by 5 others. They would like to see an improvement of the condition off the exit ramp next to Rambo Rd, along with improving the vacant lot next to McDonald's. Ganum has spoken with someone from MDOT and they do not have any projects coming up where they will use that as a staging area and will also work to clean that area up.

Member McNeil arrived at 5:54 p.m.

- Comment #33 – Installation of dog drinking fountains. That is something the board can consider down the road.
- Comment #46 – Having solar panel requirements and the installation of charging stations for electric cars. The board touched on this comment and discussed the costs of charging stations, possibly obtaining a grant, the future of electric cars, and what the City should do.

Chair Anderson and Ganum recently met with Anna Roeder who is an artist from Bridgman and has undertaken public art projects in communities such as Kalamazoo. She wishes to work with the CIA and the City in deploying public art projects withing Bridgman. Ganum shared images of structures at Weko Beach, which may be considered possible "canvasses" for public art, such as murals and showed examples of Roeder's artwork. The board discussed the different locations for possible artwork and what could be done to beautify the area.

Guests Sara Ball, Parks and Recreation Director, and Tim Kading, Director of Public Services

Ball agrees that tree planting along the apartments is a great idea. Residents could donate trees by purchasing tree seedlings for approximately \$10 - \$15. Carson's Wood Specialties builds park benches and residents have been donating money towards additional benches to be placed at the beach. Ball went over the boards input and shared her thoughts:

- The ticket booth should be ramped up but cautioned that it did get graffitied and vandalized last year.
- In 5 – 10 years, the hope is to have a new, larger ranger station building. If this building were to get painted, a timeline needs to be thought out due to the high foot traffic during the peak season.
- If the fire shed gets painted, it would need to be durable paint due to the constant use of the building during the season.

Kading stated the siding on the water department building is made from composite and cement board which could be painted. The poured concrete areas could also be painted.

The board discussed the different ideas and projects they could tackle. Ganum will contact Arcadia to give the board some landscape plans for the tree lawns and the entrance to the beach. Ganum stated the board needs to get the Development Plan and Tax Increment Financing Plan done by May. Ganum will invite Treasurer Lambrix to the next meeting to go over the board's finances. He will also talk with the Assessor to get a rough idea what the additional money the CIA will get when Casey's is built.

MISCELLANEOUS:

Staff Update

Ganum went over a few items:

- Louie Dominion has been in City Hall in the last two weeks. He is currently working with his architect and the City's Engineer on their storm water issues. They will then need to get it approved with the County Drain Commission. After that is approved, plans should be submitted to the City in the next few weeks and then go to the Planning Commission for approval. After Dominion has moved, the City will need to focus on the corner of Lake and Red Arrow where the car dealership currently resides.
- Chase Bank has been listed at \$195,000 and the old U-Turn Café has been listed at \$319,000. He will send the listings to the board.
- Chair Anderson suggested the board approve ordering 3 cigarette receptacles for the spring. One can be placed by the courtyard, one by Transient, and one by Lake Street Eats.

Motion by Member Worcester, seconded by Member Barnes to order 3 black cigarette receptacles not to exceed \$200,

Roll Call:

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

Nays: None

Absent from vote: Heward

Chair Anderson inquired about getting a wi-fi hotspot for the courtyard area. Ganum will need to research that. City Hall does have a public wi-fi and maybe a booster could be installed to make it work. Member Worcester inquired about installing a water spicket off Accents to water the plants in the courtyard. Ganum explained the challenge of installing a public water line in a private building. He will investigate the feasibility of it.

ADJOURNMENT:

Chair Anderson adjourned the meeting at 7:10 p.m.

Minutes respectfully submitted by Allyson Holm, City Clerk