

**CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY
REGULAR MEETING
FEBRUARY 14, 2022
5:30 PM**

A regular meeting of the Corridor Improvement Authority was held on February 14, 2022 at Bridgman City Hall, 9765 Maple Street, and was called to order by Chair Anderson at 5:32 p.m.

MEMBERS PRESENT: Hannah Anderson, Catherine Worcester, Suzy Barnes, John Murphy, Beth McNeil, Wayne Hall (arrived at 5:43 p.m.)

MEMBERS ABSENT: Julie Strating

STAFF PRESENT: City Manager Ganum, City Clerk Holm, Building Official Mattner

HEARING OF CITIZENS:

- No one was present to be heard.
- Member Barnes spoke as a resident about the dangers with people walking on the ice at the beach. If you don't live here, you don't know where the beach ends and the water begins. She suggested maybe the council could discuss putting up a snow fence or stakes up near the water's edge so people could clearly see not to walk out any further.

Approval of November 8, 2021 and December 13, 2021 meeting minutes

Motion by Member McNeil, seconded by Member Worcester to approve the November 8, 2021 and December 13, 2021 meeting minutes, **motion carried unanimously.**

DISCUSSION/ACTION ITEMS:

Red Arrow Highway corridor property maintenance target area – discuss observations by CIA members and Building Official/Zoning Administrator

The board discussed properties along Red Arrow Highway that need attention and came up with the following list:

- Midtown Liquor Store having too many signs.
- Stama's property that has piles of asphalt grindings on it.
- Dominion's vacant property next to McDonald's.
- Harbor County Mission
- AmeriGas property
- AEP Maintenance Building – the ditches in front were designed as rain gardens, but it is starting to get an invasive species in it called multiflora rose which is starting to spread.
- 10067 Red Arrow Highway has a retaining wall that is starting to fail on the south end.
- The cement building just south of Cassidy's, 9594 Red Arrow Highway.

Member Hall arrived at 5:43 p.m.

The board also talked about dumpsters in the City and if screening needs to be put around them, what the requirements are in the different districts, and how it can be enforced. They also talked about the pile of tires that are behind Dominion's business and if that is allowable. Ganum and Mattner explained to the board that a general letter can be written to all property owners along Red Arrow Highway to put them on notice that the City is looking closely at the Zoning Ordinance and International Property

Maintenance Code to enforce any current violations. A couple of months after the letter goes out, Mattner can follow-up with a more specific letter to the property owners not in compliance and give them a time frame to make the needed corrections.

Social District and courtyard area – preparation for the 2022 season

Ganum told the board that Don Chepe is going to come back weekly beginning the third week in April.

Consideration of trash receptacle purchase

The board discussed the different styles of trash receptacles that was included in the packet. They discussed which style and color they liked along with how many to purchase and where to place them. After discussion, it was decided that they will move the current one in the courtyard down by United Federal Credit Union and place the two new receptacles in the courtyard area. They preferred the red SuperSaver Receptacles from TreeTopProducts.com.

Motion by Member Murphy, seconded by Member Hall to purchase two red SuperSaver Receptacles from TreeTopProducts.com not to exceed \$1,000, **motion carried unanimously.**

Review financial position – revenue/expenditure report and balance sheet

Ganum went over the balance sheet from Lambrix that was included in the packet. The \$12,300 does not reflect the money that the CIA will receive in September or the committed money for the flowers for the planters in the spring, the wayfinding sign, or the receptacles. Ganum will have Lambrix create a committed funds spreadsheet to give the board a better idea of what the actual funds will look like this year.

The board also discussed the recently purchased radar signs and how they will be moved around the City. The newest one is more for Lake Street to be more aggressive with speed control downtown. The board also discussed the Community sign by United Federal Credit Union, the need for a new sign, and figure out where that money would come from to replace it. Currently the CIA does not have enough money to budget for a new sign.

Staff Updates

Ganum and Mattner gave the board the following updates:

- Two gentlemen recently addressed the Planning Commission and the City Council with a proposal for their new business J&J Transport to allow for a Marijuana Secure Transport License within the City of Bridgman. Currently all marijuana licenses are prohibited within the City. The Planning Commission members are generally in favor of the idea. The City Attorney will propose draft language to the Planning Commission at their meeting on Thursday to allow for that license. Ganum explained their proposal and where they are looking at purchasing property to securely store their vehicles.
- A Bigby Coffee is going to be built across from the BP gas station by the I-94 ramp.
- Molly's Beach Walk is going to be going into the old Rochefort's building. The owners have been working with Mattner and has shown interest in the CIA's Revolving Loan Fund.
- Mattner received a Site Plan from Dominion Chevrolet, and he is currently working on the Plan Review to present to the Planning Commissioners at their meeting on Thursday. Ganum shared a few pictures from the site plan and Mattner explained the process after site plan approval.
- LSE has been in constant contact with Mattner, and they are getting close to obtaining liquor license approval. They are wanting to open by the end of February or the beginning of March.
- Ganum shared the mockups for the student banners that will be installed along Lake Street in mid-March.

- Ganum will forward the board a survey from the Friends of Berrien County Trails and encouraged everyone to fill it out and share with friends and neighbors.
- The City received a \$50,000 grant from the DNR for Toth Park and he is trying to obtain more money from other sources to add to it. Ganum and Parks Director Ball have been talking to the families that live within the vicinity of Toth Park to ask them specifically what they would like to see done to the park.

ADJOURNMENT:

Chair Anderson adjourned the meeting at 6:48 p.m.

Minutes respectfully submitted by Allyson Holm, City Clerk