

**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.

Minutes respectfully submitted by Allyson Holm, City Clerk