

**CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY**  
**REGULAR MEETING**  
**May 15, 2023**  
**5:30 PM**

**1. Call to Order**

A regular meeting of the Bridgman City Corridor Improvement Authority Commission was held on May 15, 2023, at City Hall, 9765 Maple Street, Bridgman, Michigan and called to order by Chair Anderson at 5:30 p.m.

**2. Roll Call**

**Present:** Hannah Anderson, Matthew Bizoe, John Murphy, Beth McNeil, Julie Strating, Catherine Worcester, Wayne Hall

**Absent:**

**Staff present:** City Manager Juan Ganum, Building Inspector Brad Mattner

**3. Approve/Amend Agenda for May 15, 2023**

**Motion** by Strating and seconded by Worcester to approve the May 15, 2023, agenda. **Voice vote, motion carried unanimously.**

**4. Hearing of the Citizens-** No one wished to be heard.

**5. Approval of the April 10, 2023, Meeting Minutes**

**Motion** by McNeil and seconded by Bizoe to approve the April 10, 2023, meeting minutes. **Voice vote, motion carried unanimously.**

**6. Discussion/Action Items**

A. The CIA considered scheduling a public informational meeting on June 12, 2023 at 5:30 PM to maintain compliance with Public Act 57 of 2018, MCL 125.4910(4).

**Motion** by Murphy and seconded by McNeil to schedule a public informational meeting on June 12, 2023 at 5:30 PM. **Voice vote, motion carried unanimously.**

B. The CIA considered rescheduling the July 10, 2023, meeting to July 17, 2023 to avoid a conflict with the Bridgman City Council meeting on July 10, 2023.

**Motion** by Murphy and seconded by Worcester to reschedule the July 10, 2023, meeting to July 17, 2023 to avoid a conflict with the Bridgman City Council meeting on July 10, 2023. **Voice vote, motion carried unanimously.**

C. The CIA considered a request submitted by the owner of The Get-A-Way Grill and Cubbie Bar, the owner of Emma's Hearth and Market and the general manager of Haymarket Brewery and Taproom, to create a new social district in Bridgman. The CIA reviewed the letter of petition and accompanying map, which showed a proposed social district from the Get-A-Way Grill and Cubbie Bar on the north, to Emma Hearth and Market on the South, to Baldwin Road on the east. The proposed district does not include public property. CIA members discussed the importance of notifying and engaging neighbors in advance of approving a social district due to several homes within the vicinity of the proposed district. A QR code was discussed as a means of sharing information about the district on signage. Chair Anderson discussed the need of having an informational meeting with the petitioners, similar to the meeting that was held prior to the establishment of the downtown social district. Ganum said he would arrange such a meeting within the next few weeks.

- D. Strating provided several updates on the progress of the courtyard project. She said that the structure had been erected, the Bridgman High School Art Club has started painting the mural, water had been installed and a portion of the furniture had been delivered.
- E. Ganum reviewed the April CIA financial report and FY 2024 Tax Increment Fund proposed budget. He shared the TIF District map. Several members commented on the map's legibility and recommended that the TIF generating parcels be shaded green to be depicted more prominently. The "road diet" to reduce Red Arrow Highway's travel lanes from four to two and thereby allow for the creation of bicycle lanes was discussed. Bizoe suggested incorporating more welcoming and inclusive for future banner designs.

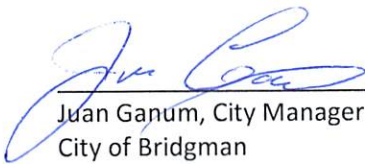
**7. Staff Updates**

- A. Ganum informed the CIA that solar powered string lights had been ordered as a result of the request for enhanced lighting along Lake Street. He said that City crews would test the lights on the streetlights.
- B. Ganum provided an update on the housing development projects that had been recently proposed – The Lannert Group development (60 units near Lake and Church streets), the Harbor Habitat development (6 units east of Toth Park) and the Earned Run Real Estate project (16 duplexes south of Toth Park). Mattner provided more information on the planned unit development review status.
- C. Mattner shared that Corewell Health's Medical Office Building on Red Arrow Highway will likely break ground in late summer or fall. He also said that the owner of the "Early Bird Building" at 9735 Red Arrow Highway is in the process of installing a fire suppression system in the building to accommodate future residential and commercial uses.
- D. Mattner shared the Bridgman City Council adopted the 2021 International Property Maintenance Code during its most recent meeting, thereby allowing the City to enforce the most updated version of the IPMC.

**8. Adjournment**

**Motion** by Strating and seconded by Murphy to adjourn the meeting at 6:53pm.

Respectfully submitted,



Juan Ganum, City Manager (recording secretary)  
City of Bridgman



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