

**CITY OF BRIDGMAN CORRIDOR IMPROVEMENT AUTHORITY  
REGULAR MEETING  
AUGUST 9, 2021  
5:30 PM**

A regular meeting of the Corridor Improvement Authority was held on August 9, 2021 at Bridgman City Hall, 9765 Maple Street, and was called to order by Chair Anderson at 5:33 p.m.

**MEMBERS PRESENT:** Hannah Anderson, Cheri Heward, John Murphy, Beth McNeil, Catherine Worcester (arrived at 5:34 p.m.)

**MEMBERS ABSENT:** Wayne Hall, Suzy Barnes

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

**HEARING OF CITIZENS:**

- No one was present.

**Approval of July 12, 2021 meeting minutes**

**Motion** by Member Heward, seconded by Member Murphy to approve the July 12, 2021 meeting minutes as presented, **voice vote, motion carried.**

**Member Worcester** arrived at 5:34 p.m.

**NEW BUSINESS:**

**Review development scenarios for the public property adjacent to City Hall, prepared by Housing Next for the City of Bridgman**

Ganum went through the presentation that was prepared by Housing Next. The first part of the presentation was a recap of the first presentation they did. The second part of the presentation showed four different scenarios of how the space could be developed. Each of the four scenarios embraced the current ally way and the ones that could be created to allow for more pedestrian walkways. He explained what Tactical Urbanism is and showed examples of how that could be implemented in the designs.

The board discussed the different scenarios and how each one of them can be done in phases. This property is not in the CIA district, but the board could be involved in crafting or reviewing the RFP if the council decides to move forward with this concept. The contract with Housing Next was specifically for this property because the city owns it. Ganum is going to show the presentation to the Planning Commission on Thursday. They should have some involvement as far as a recommendation to council at some point in the future.

The board talked about having a food truck in the courtyard area again. Now would be a good time to do it. Ganum is going to reach out to one of the food trucks from the Farmer's Market to see if they would be interesting in setting up a few days a week. The board talked about the ideal days and times to have a food truck down there.

## **OLD BUSINESS:**

### **Continue review and development of Tax Increment Financing Plan**

Ganum passed out a draft Tax Increment Financing Plan that he created which is a different layout from the previous plan. (See attached) He went through the plan with the board and what information needs to be included. Ganum will keep filling in areas of the plan that still needs to be completed. The board is going to think of three possible goals to include in this plan for the next meeting.

## **STAFF UPDATES:**

- Ganum is going to be meeting up with Erin Hudson from Habitat for Humanity soon to talk about their plans.
- The city will probably not be hearing anything about the grant application for Toth Park that was submitted until November.
- The Farmer's Market is doing well but trying to obtain a porta john down there is still bogged down with legalities.
- Member Heward shared a picture of her new sign for Small Town Grounds that will be going up soon.

## **ADJOURNMENT:**

**Chair** Anderson adjourned the meeting at 6:32 p.m.

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Minutes respectfully submitted by Allyson Holm, City Clerk