Reinventing Downtown Baroda Michigan

http://www.barodavillage.org/

Leadership

Rural Partners of Michigan
Small Towns & Rural Development Conference 4.18.2012
I-94 Exit 16
Baroda, MI 49101
Facts

- 873 people 2010
- 38 yrs average age
- 168 school aged
- 381 households
- 407 housing units
- 74% owner occupied units
Background

- Berrien County MI - 55% manufacturing job loss
- 1980 - the tool and die capital of southwest MI
- 8 businesses employing over 220 workers
- 4 businesses today employing 61 people
- 70% loss of the tool & die workforce in 30-years
2004/5 – the beginning

- Recognized future - wine country tourists & visitors
- updated DDA plan in 2005
- enlarged DDA District
- capitalized $350,000 improvement fund
Roads & streetscape

• 2 MDOT grants - $360,000 for the $560,000 costs

• $640,000 MEDC grant - $820,000 streetscape
Revolving loan program

- $50,000 RLF - $40,000 USDA Rural Development

- Loans to Baroda Tap & Grille and Founders Winery
5-year Commercial Tax Abatements

- Baroda Tap & Grille - Tabula Rasa (1st first artesian business)
Public art downtown

- $3,000 MEDC Arts Build Communities (ABC) & local $

- 16 minute youtube webisode

- [http://www.youtube.com/watch?v=reNDgfEkJnI&context=C4a8aad4ADvjVQa1PpcFO6v58N3UqecFn_lKbBHmpeLNEKeJj4H24=](http://www.youtube.com/watch?v=reNDgfEkJnI&context=C4a8aad4ADvjVQa1PpcFO6v58N3UqecFn_lKbBHmpeLNEKeJj4H24=)
Newest success

Round Barn Brewery
RLF round #2

- New business plan competition –

We have $20,000 reasons for you to expand or locate your business in downtown Baroda!
Incent a B&B

PA 81 of 2011

Incentives - Tax Abatement & Loan
EXPO ARENA

80,000 – 120,000 attendees annually
Purpose
To identify projects that will enhance the economic development of the Village of Baroda, over the next 5 to 10 years. While the project list is aggressive, it is important to note all of the possible needs for the Village to better plan for the unknown. The list is not intended to identify priorities, as that will change as developments or grant opportunities come to the forefront.

Projects
A) Signage Project

B) Church Street Reconstruction – Cleveland Avenue to First Street
   a. Project includes HMA surface removal and replacement, concrete curb and gutter, storm sewer system, and ADA sidewalk ramps.

C) Industrial Park Completion
   a. Project includes completing 12’ water main loop from entry at First Street to Village limits on Hills Road, 1.300’ of HMA road, concrete curb and gutter, storm sewer system, sanitary sewer to Hills Road and a storm sewer detention pond.

D) Parking Lots
   a. East of Founders Winery – Project includes access between Hills Road and Lemon Creek Road, adding parking along the east side of the structure(s), bus parking and opening up possibilities for rear access.
   b. 2nd Street Lot – project would include completing the paving and pavement markings over the existing gravel lot.

E) Alley Way Improvements – Center Street to Lemon Creek Road
   a. Project would include the improvements deleted from the Streetscape project, including a concrete sidewalk along the east side of the alley, minor drainage improvements, connector sidewalk to First Street, and decorative street lighting. Consideration would also be given to extending these improvements south to South Street, depending on limitations and need for improvements.

F) First Street Streetscape – Phase II – Church Street to Proposed Industrial Park Drive
   a. Project would include generally the same scope as Phase I, including decorative street lighting, decorative sidewalks, curb and gutter as able, trees, minor storm sewer improvements and HMA reconstruction. Exact scope would be limited due to the open access along many of the businesses.

G) Village Archway – Over Lemon Creek Road at Cleveland Avenue
   a. Project would include decorative archway structure spanning the east leg of the Lemon Creek Road and Cleveland Avenue intersection.

H) Sewer Treatment Capacity Increase
   a. Project would include increasing the Village sanitary sewer capacity by one of the following methods a) add lagoon cell, b) redirect wastewater to Lake Twp (GRSD), or c) redirect wastewater to the St. Joseph/Benton Harbor Wastewater Treatment Plant via the Hickory Creek Interceptor Sewer.

I) First Street Road Extension
   a. Project would include extending First Street to Shawnee Road, using the land available on the lagoon property. This option would be more likely if the sewer treatment was redirected to another facility. This would open up access to the Village, and eliminate the stigma of “having a dead end Main Street”.

For more information –

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