

Reinventing Downtown Baroda Michigan

<http://www.barodavillage.org/>



LaPorte County Indiana
Rural Summit 4.14.2012

Small Towns & Rural Development Conference 4.18.2012



Baroda

Baroda, MI 49101



W Lemon Creek Rd

Church St

Bridgman

W Shawnee Rd

Lake Charter Township

Cleveland Ave

Hills Rd

I-94 Exit 16

Red Arrow Hwy

Baldwin Rd

California Rd

Snow Rd

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Google earth

Facts

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

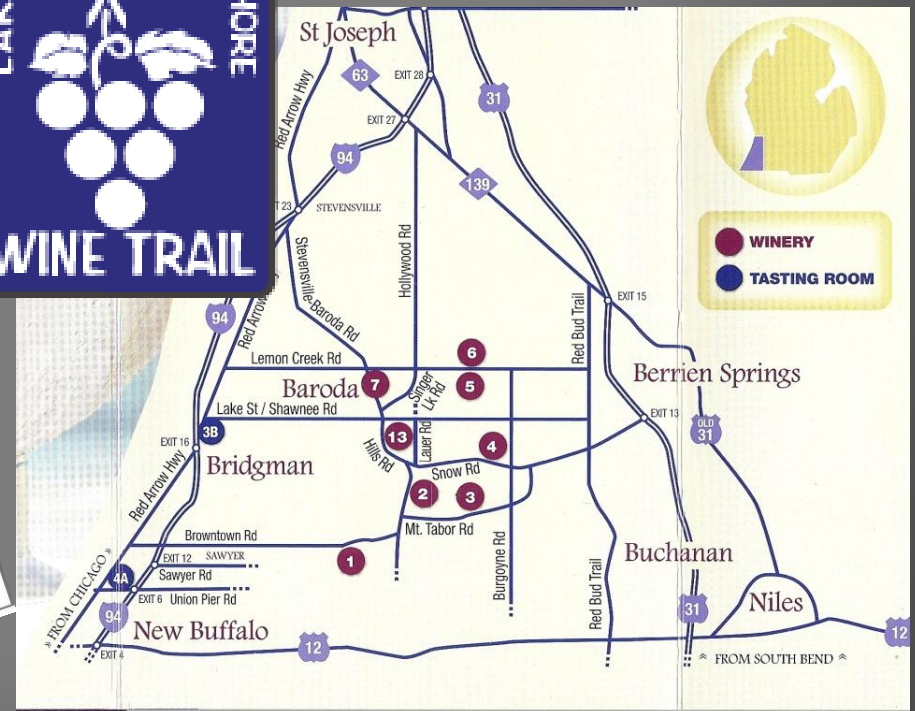
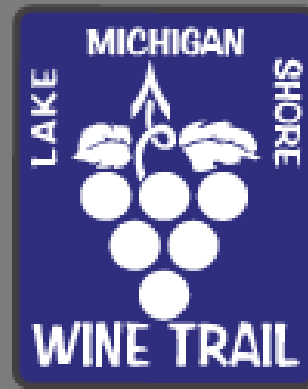
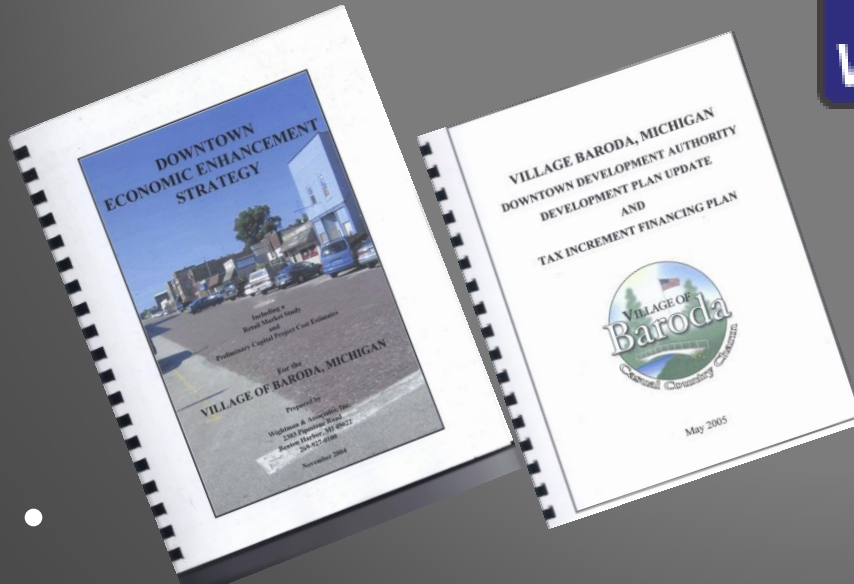


Background

- 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 you tube webisode
- http://www.youtube.com/watch?v=reNDgfEkJnl&context=C4a8aad4ADvjVQa1PpcFO6v58N3UqecFn_iKbBHmpeLNEKeJj4H24=



Newest success

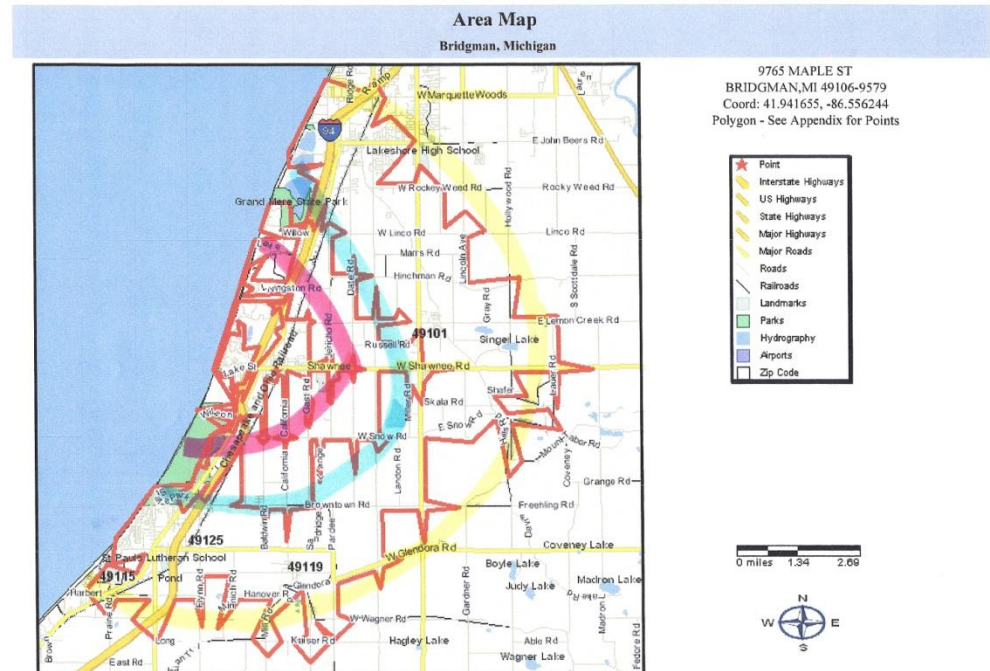
Round Barn Brewery



RLF round #2

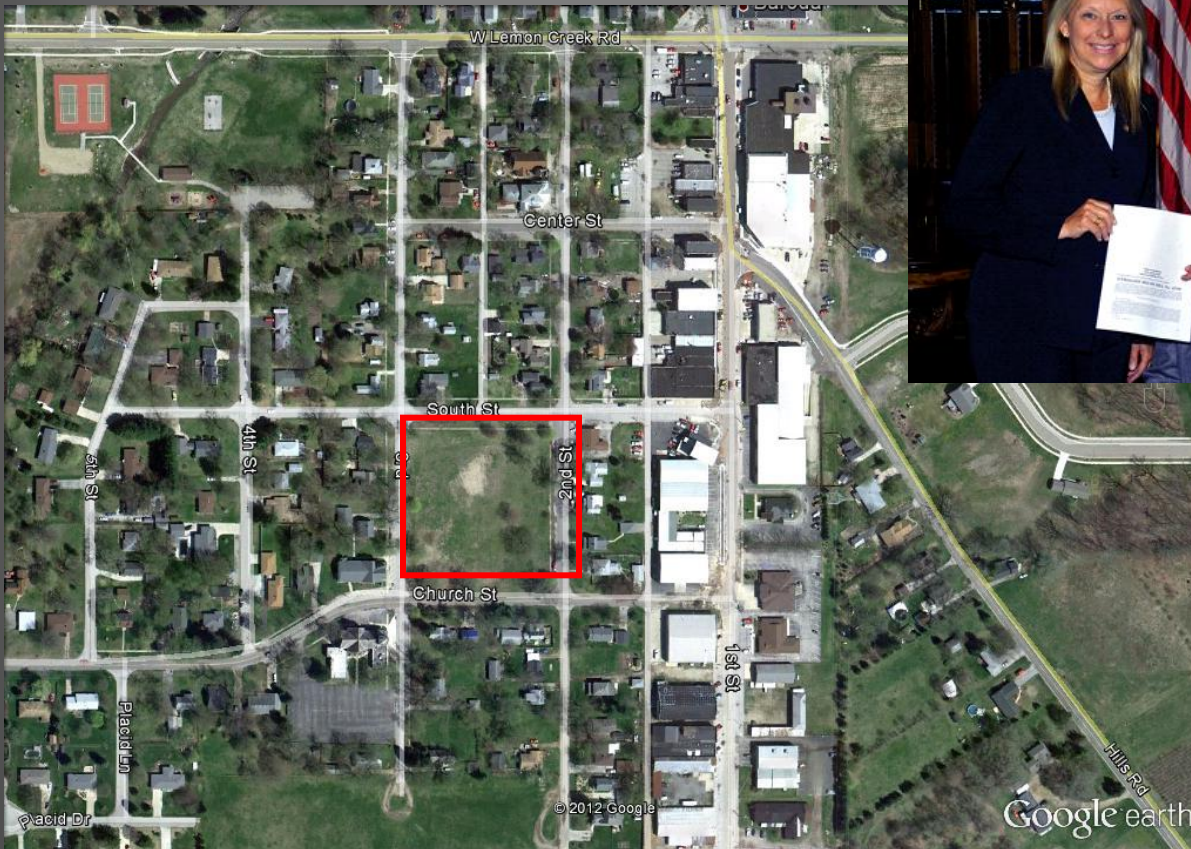
- New business plan competition –

We have \$20,000 reasons for you to expand or locate your business in downtown Baroda!



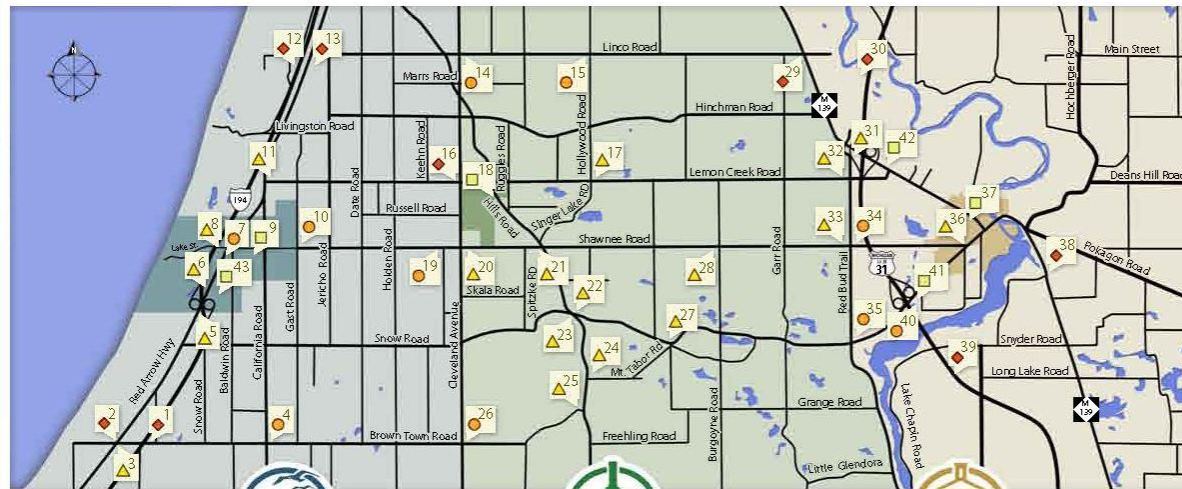
Incent a B&B

PA 81 of 2011



Incentives -
Tax Abatement
& Loan

Wayfinding



BRIDGMAN
Beach Town



BARODA
Farm & Wine



BERRIEN SPRINGS
History & Culture

1. Region: I-94 N Exit 16
2. Region: Red Arrow N
3. Trailblazer: Red Arrow / Browntown
4. District: California / Browntown
5. Trailblazer: Red Arrow / I-94
6. Trailblazer: Red Arrow / I-94
7. District: Red Arrow
8. Trailblazer: Red Arrow / Lake

9. Village Kiosk: Lake / RR Tracks
10. District: Shawnee / Gast
11. Trailblazer: Red Arrow / Lemon Creek
12. Region: I-94 S Exit 16
13. Region: Red Arrow S
14. District: Cleveland / Linco
15. District: Hollywood / Linco
16. Trailblazer: Lemon Creek / Cleveland

17. Trailblazer: Lemon Creek / Hollywood
18. Village Kiosk: Hills / 1st
19. District: Shawnee / Miller
20. Trailblazer: Shawnee / Cleveland
21. Trailblazer: Shawnee / Hills
22. Trailblazer: Snow / Hills
23. Trailblazer: Hills / Snow
24. Trailblazer: Hills / Mt Tabor
25. Trailblazer: Hills / Browntown

26. District: Cleveland / Browntown
27. Trailblazer: Snow / Mt. Tabor
28. Trailblazer: Shawnee / Burgoyne
29. Region: M 139 S
30. Region: US 31 S Exit 15
31. Trailblazer: M 139 / US 31 / Red Bud
32. Trailblazer: Lemon Creek / Red Bud
33. Trailblazer: Shawnee / Red Bud
34. District: Shawnee

35. District: Snow / Red Bud
36. Trailblazer: Snow / Shawnee
37. Village Kiosk: Ferry / Main
38. Region: M 139 N
39. Region: US 31 N Exit 13
40. Region: US 31 / Snow
41. Road Side Kiosk: Snow
42. Road Side Kiosk: M 139
43. Road Side Kiosk: Red Arrow



◆ Regional Sign (1)

● District Sign (19)

▲ Trailblazer Signs (21), (20), (8)

Pole Banner

■ Village Kiosk

Examples of Sign Types

Andrews University
School of Architecture
Community Service Program

Lake to Grapes
Wayfinding Study
Berrien County, Michigan

Location Map
Signage Types
July 20, 2011

EXPO ARENA



80,000 – 120,000
attendees annually

Plan update

VILLAGE OF BARODA
DDA ECONOMIC DEVELOPMENT
PROJECT LIST
03/12/2012



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

- a. Project includes implementation of Baroda Village and Township of the Wayfinding framework Plan adopted by the Village Council September 6, 2010.

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 giving 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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