



City of Warren DDA Informational Meeting 11/16/2022



PA 57 of 2018

Informational Meetings Sec. 910 (4)

The State requires Downtown Development Authorities to hold two informational meetings annually.

Informational meetings are meetings held for the purpose of informing the public of the goals and direction of the authority, including projects to be undertaken in the coming year.

They are not for the purpose of voting on policy, budgets or other operational matters. The informational meetings may be held in conjunction with other public meetings of the authority or municipality. View [here](https://www.miplace.org/4a2eb5/globalassets/documents/michigan-main-street/resources/people/mda-presentation-of-pa-57-january-22.pdf):

<https://www.miplace.org/4a2eb5/globalassets/documents/michigan-main-street/resources/people/mda-presentation-of-pa-57-january-22.pdf>



TIF and Development Plan

The goals and direction of the City of Warren DDA are defined by the TIF and Development Plan first created May 25, 1993 and most recently amended August 23, 2005.

The full document is available on our website, as required by law. Find it [here](https://www.cityofwarren.org/wp-content/uploads/2019/04/city-of-warren-dda-plan-approved-august-23-2005-1.pdf):



<https://www.cityofwarren.org/wp-content/uploads/2019/04/city-of-warren-dda-plan-approved-august-23-2005-1.pdf>



Board of Directors

Mayor James R. Fouts – Chairman

Joseph Vicari – Vice Chair

Gregory Jackson – Member

Nicholas Lavdas – Member

Tom Petzold – Member

Hank Riberas – Member

Michael Wiegand – Member

Oscar Zamora – Member

Tom Bommarito - Director of Department of
Community, Economic & Downtown Development



Purpose of Downtown Development Authority (DDA)

- To halt property value deterioration
- To eliminate the causes of deterioration
- To promote development in accordance with the amended plan
- Infrastructure improvements to streets, sidewalks, lighting, sewer & water
- Mixed-use & middle-housing infill developments
- Business recruitment and retention programs
- To increase property tax valuation
- To promote economic growth where possible in the downtown district of the city
- Design of public gatherings and parks
- Revitalization of vacant and underutilized properties
- Rehabilitation of historic buildings, assets and facades
- Safety, security and maintenance programs
- Marketing, special events, and promotions



Short and Long Term Goals

Short Term Goals

- Continue to support beautification
- Continue to support capital improvements and events for Police, Fire, Parks & Rec, and City Hall
- Finish Beebe Park (power and lighting)

Long Term Goals

- Town Center
- Fire Station Master Plan
- Ice rink and City Square improvements
- Implement Village Historic District Plan/recommendations



Supporting the City of Warren Fire Department



- Funding for the Lifeline Fire Hose
- Funding for Fire Truck Equipment
- Funding for two Rosenbauer Fire Engines
- Funding for 3 EMS vehicles



Supporting the City of Warren Police Department



- Renovations to crime commission building
- Replace 911 call boxes
- New emergency generator
- Police station elevator upgrades
- Emergency brick repair
- Patrol car laptop upgrades
- Evidence technician lab renovation



Supporting Cruisin 53

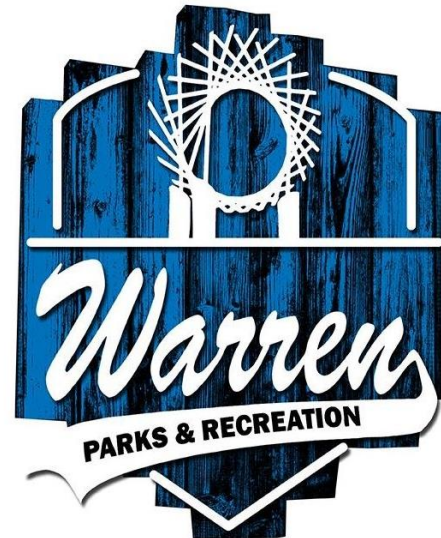


Supporting the City of Warren Birthday Bash



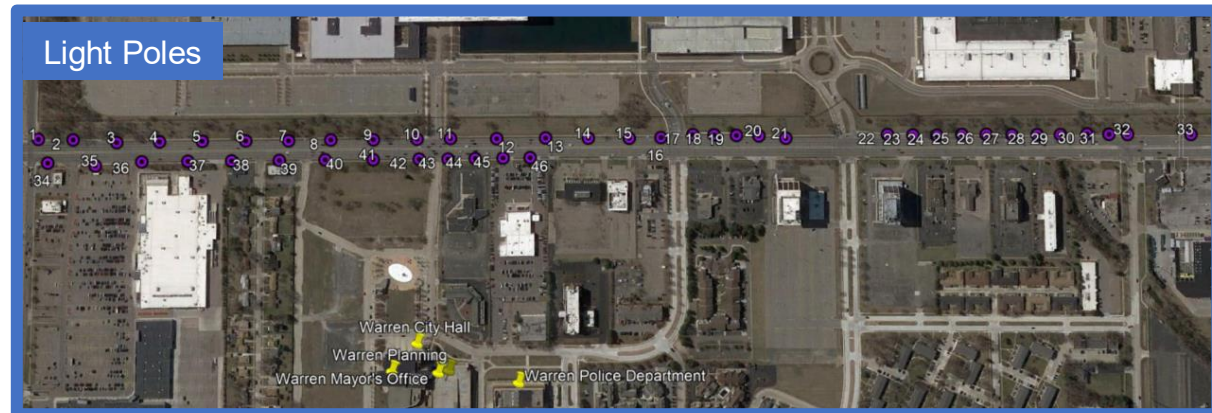
Supporting the City of Warren Parks & Recreation Department

- Fire Alarm System at the Warren Community Center
- Vermont Systems Hardware and Software for updated terminal system
- Transportation Garage Roofing Repair
- Lighting for Anne Fracassa Memorial Dog Park
- Stadium feasibility study
- Skate Park
- Water slide



Supporting the Beautification of the City of Warren

- Plants & Flowers from Eckert's Greenhouse
- Beebe Park Gazebo/Upgrades
- Landscape services
- Paving
- Street light painting
- Equipment, Mower, etc



Miscellaneous

- Provided upgrades to City Hall phones
- Agreed to a partnership with the Brownfield Redevelopment Authority for the 8525 Cole Drive project
- Supports City Hall web server
- Completed post-pandemic economic study on downtown development
- Monitors and chairs
- Ice rink
- Decorations



Historic Preservation

Façade Grants Beckett and Raeder Historic Plan

- The City of Warren has several landmark properties that contribute to the city's unique character and rich history
- Historic preservation can help us to understand how to better conserve the historic character and heritage of Warren for future generations
- Preserving the historical fabric will allow community members to consider the past when planning for the future in Warren



Jessica Flores
Preservation Forward



Mrithula Shantha
Beckett & Raeder, Inc.



Historic Preservation

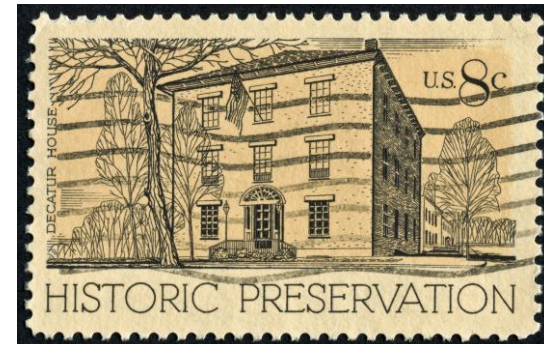
Beckett & Raeder is a team of landscape architects, planners, civil engineers, LEED accredited professionals, and support staff.

B&R was hired to complete an assessment of Warren's Village Historic District, a portion of which falls within the DDA, as well as guide on how Warren should move forward with improving the district.

Beckett & Raeder has supplied the City of Warren with a report that includes a detailed resource assessment, preservation goals and site priorities, proposed guidelines or zoning regulations, and a guide to incentives and assistance.

[Village Historic District Plan](https://www.cityofwarren.org/wp-content/uploads/2022/08/Village-Historic-District-Plan_compressed-1.pdf)

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MI Warren

MI Warren is the basis for Warren's strategic marketing plan

- Website
- Social Media
- Blog Posts
- About Warren
- Resources
- Advertisements

MI Warren Buy Warren

- Local Businesses
- BOGO = approx. \$100,000 spent and \$50,000 match
- Over \$155,000 in cards, with an estimated \$200,000 spent at Warren businesses



Towne Center






- Walkable
- Mixed-use
- Upscale hotel
- Main-street retail, food, etc
73,000 sq ft
- Mixed-use residential
400-500 units
- Over 7 million in leakage
- \$0 cost to residents
- Aligns with Master Plan

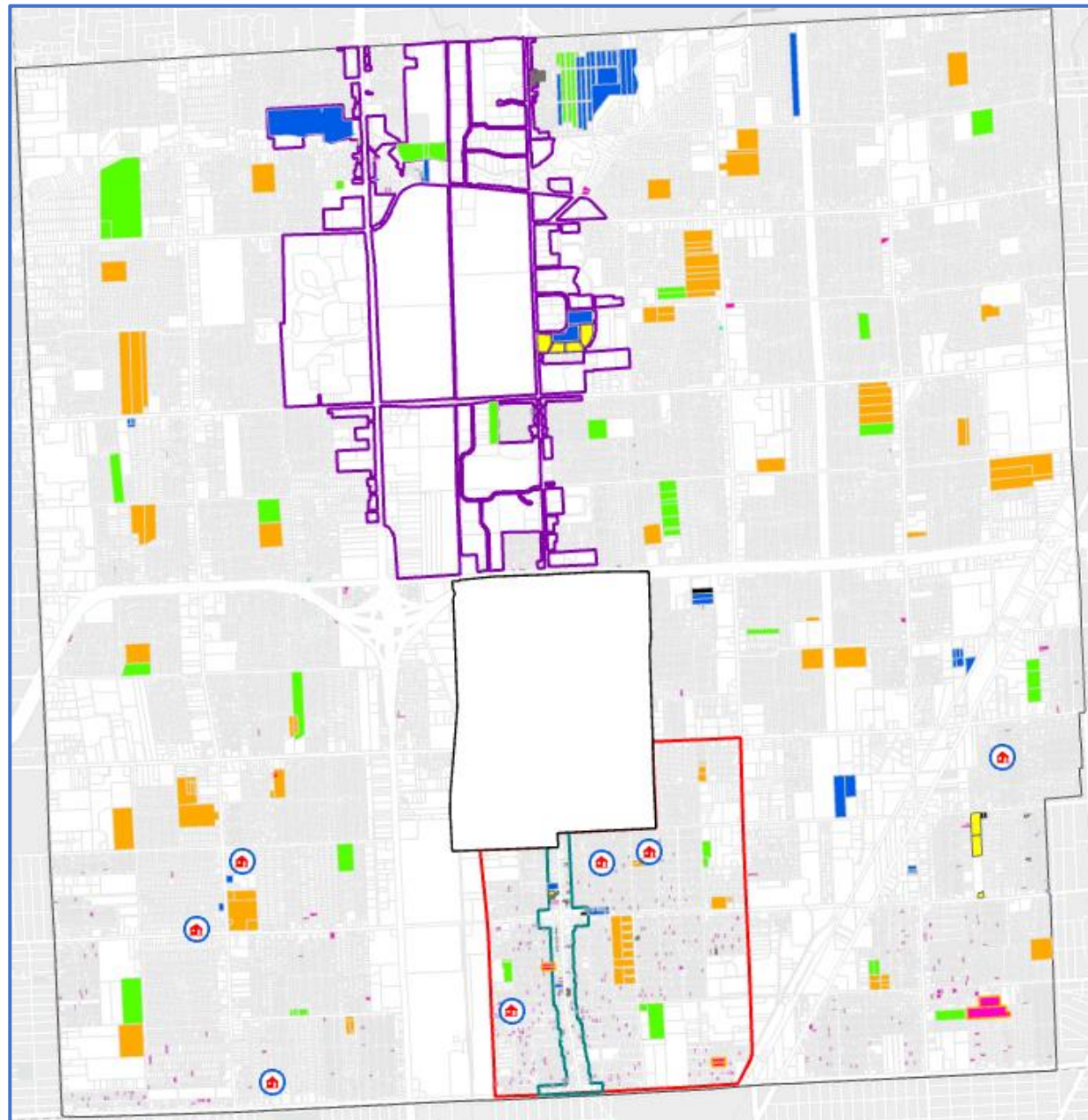
- Gibbs Planning
- Flaherty and Collins
- Acquest Realty Advisors
- HVS Group
- Plante Moran



GIS Map

Legend

- | | |
|--|---|
|  PATRIOT PLACE |  STRUCTURE |
|  DDA |  PROJECTS |
|  TIFA |  SCHOOL OWNED |
|  WARREN |  ALL OTHER PARCELS |
|  PARKING |  VETERANS |
|  SCHOOLS |  VACANT |
|  PARKS |  MUNICIPAL |
|  CENTER LINE | |



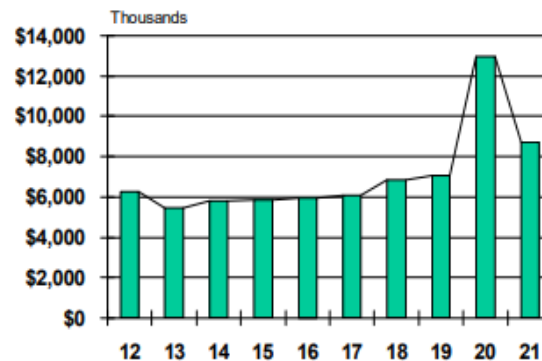
Expenditure History

DOWNTOWN DEVELOPMENT AUTHORITY OPERATIONS FUND

The State of Michigan passed the Downtown Development Authority Act (PA 197 of 1975) to give municipalities a tool for improving the quality of downtown areas.

The Downtown Development Board consists of the Mayor plus eight members appointed by the Mayor, subject to approval by City Council. The DDA Director is hired by the DDA Board and serves as their day-to-day liaison for all downtown activities.

**Expenditure History
Downtown Development Authority**



Partner Organizations

- Macomb County Chamber of Commerce
- Michigan Downtown Association
- Southeast Michigan Chamber of Commerce
- Sterling Heights Chamber of Commerce
- The Southeast Michigan Council of Governments (SEMCOG)
- 8 Mile Boulevard Association



Educational Training

The Director or a staff member has attended the following:

- Virtual RRC Training with MEDC
- Michigan Downtown Association Conference
- International Economic Development Conference
- GIS Training at Wayne State
- General Fair Housing Training
- Emotional Intelligence (EQ) Training



Communications

[Downtown Development Authority \(DDA\) Page](https://www.cityofwarren.org/government/c-e-d-development/downtown-development-authority-dda/)

<https://www.cityofwarren.org/government/c-e-d-development/downtown-development-authority-dda/>

[City of Warren Downtown Development Authority Amended Development Plan and Tax Increment Finance Plan - Approved March 28, 2006](https://www.cityofwarren.org/wp-content/uploads/2019/04/city-of-warren-dda-plan-approved-august-23-2005-1.pdf)

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Questions & Contact Information

If you have any questions, please contact the City of Warren
DDA/TIFA Department at [586-574-4676](tel:586-574-4676)

OR

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