

CITY OF WARREN
DOWNTOWN DEVELOPMENT AUTHORITY
MINUTES OF THE BOARD

Meeting held on December 8, 2022

A regular meeting of the City of Warren Downtown Development Authority was called for 3:00 pm on Wednesday, December 8, 2022.

Present:

Mayor James R. Fouts
Hank Riberas
Oscar Zamora
Michael Wiegand
Tom Petzold

Joseph Vicari arrived at 3:23 pm, right after agenda item 7.C.

Absent:

Nicholas Lavdas
Gregory Jackson

1. Call to Order

Mayor James Fouts called the meeting to order at 3:09 pm.

2. Roll Call

Mayor James Fouts took roll call of present members.

MOTION:

A motion was made by Mr. Weigand and supported by Mr. Riberas to excuse the absent members from the meeting.

No opposition, the motion passed

3. Adoption of Agenda

MOTION:

A motion was made by Mr. Weigand and supported by Mr. Petzold to adopt the November 16, 2022, agenda.

No opposition, the motion passed

4. Approval of Minutes (October 12, 2022)

MOTION:

A motion was made by Mr. Zamora and supported by Mr. Wiegand to approve the minutes for the October 12, 2022 DDA meeting.

No opposition, the motion passed

5. Old Business

A. Request for Funding: Liquid Web (Shumon Hakim)

Shumon Hakim stated that Liquid Web hosts the web server and websites/domains. This is a renewal of the contract. The cost has risen like most products and services, and more backup storage will be added.

MOTION:

A motion was made by Mr. Petzold and supported by Mr. Wiegand to approve funding for Liquid Web in the amount of \$6,432.00.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

6. New Business

A. Historic Building Repairs - Schena Roofing & Sheet Metal (David Muzzarelli)

David Muzzarelli stated that the historical building at 5959 Beebe Ave has leaks and needs a roof repair. With regular maintenance, this should last 20-25 years.

MOTION:

A motion was made by Mr. Wiegand and supported by Mr. Zamora to hire Schena Roofing & Sheet Metal for roof emergency maintenance in the amount of \$5,860.00.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

B. ADA Compliance Improvements - HRC (Tina Gapshes)

Tina Gapshes stated that this hiring is for Phase 1 of HRC's proposal to help Warren complete necessary ADA upgrades. This will include an initial plan and cost estimates.

MOTION:

A motion was made by Mr. Wiegand and supported by Mr. Zamora to hire HRC for ADA compliance Phase I design in the amount of \$7,123.68.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

C. Beebe Park – Great Lakes Power & Lighting (Tom Bommarito)

Tom Bommarito stated that DTE is finishing up their work to bring electricity to Beebe Park. This hiring will be to bring power throughout the park and install lighting. Mr. Zamora stated that he would like the board to choose the lighting fixtures in the interest of matching the historical environment.

MOTION:

A motion was made by Mr. Zamora and supported by Mr. Petzold to approve hiring Great Lakes Power & Lighting for electrical installation at Beebe Park in the amount of \$14,784.42.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

D. Essex Park – Great Lakes Power & Lighting (Tom Bommarito)

Tom Bommarito stated that Essex Park will be the same as Beebe. DTE is finishing up, and this will bring electricity to the park, along with lighting.

MOTION:

A motion was made by Mr. Petzold and supported by Mr. Wiegand to approve hiring Great Lakes Power & Lighting for electrical installation at Essex Park in the amount of \$9,954.17

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

E. Discussion Regarding Bonds for Fire Stations #1 & #5 & Improvements to the Community Center Stadium (Tom Bommarito)

Tom Bommarito stated that negotiations are taking place between Warren and De La Salle regarding the Community Center stadium. The DDA will soon be asked to bond about 8 million dollars of improvements, then De La Salle, and potentially the Warren Football Club, will pay rent.

The DDA will be asked to bond about 23 million dollars to build fire stations 1 and 5 at Civic Center South, and at 13 and Schoenherr. The 9 and Vandyke station will move to Civic Center South, and the Hoover and Common station will move to 13 and Schoenherr, providing better coverage.

The bond information is in the packet but it is up to the board to vote on it or review and vote next month.

MOTION:

A motion was made by Mr. Zamora and supported by Mr. Wiegand to table voting on the bonds until next meeting.

No opposition, the motion passed

8. List of Bills

MOTION:

A motion was made by Mr. Petzold and supported by Mr. Zamora to approve the November 16, 2022 list of bills

ROLL CALL:

The motion carried unanimously as follows:

Mr. Riberas	Yes
Mr. Zamora	Yes
Mr. Petzold	Yes
Mr. Wiegand	Yes
Mayor Fouts	Yes

No opposition, the motion passed

9. Next DDA Regular Meeting is scheduled for Wednesday, December 7, 2022, at 3:00 PM, in the 1st Floor Conference Room.

Tom Bommarito stated that the tree lighting ceremony will take place on December 3, 2022 in front of City Hall. Also, directly following this meeting there will be a DDA update presentation.

10. ADJOURMENT

MOTION:

A motion was made by Mr. Wiegand and supported by Mr. Petzold to adjourn.

The November 16, 2022 DDA meeting adjourned at 3:33 pm.

X

Mayor James R. Fouts
DDA Chairman

X

Thomas Bommarito
DDA Director