



**BROWNFIELD REDEVELOPMENT AUTHORITY  
BOARD MEMBERS**  
James Yarema  
Gary Kiesgen  
Michael Smith  
Zenon Kwik  
Glenn Eckert

**A REGULAR MEETING OF THE  
BROWNFIELD REDEVELOPMENT AUTHORITY  
February 16, 2023 at 10:00 A.M.  
Township Conference Room, 2<sup>nd</sup> Floor  
City of Warren  
One City Square  
Warren, MI 48093**

**AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL OF MINUTES (June 30, 2022)**
- 5. FINANCIAL REPORT**
- 6. NEW BUSINESS**
  - A. Request to use Brownfield Authority funds to perform any necessary clean up needed at the former Burnett Library and the former Louie's Bar (Tom Bommarito)**
- 7. OLD BUSINESS**
- 8. LIST OF BILLS (ATTACHED)**
- 9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER**
- 10. ADJOURNMENT**

**Tom Bommarito, Director  
Economic and Community Development  
EDC, DDA, TIFA, CDBG**

**MEETING MINUTES  
BROWNFIELD REDEVELOPMENT AUTHORITY  
CITY OF WARREN**

**MEETING HELD ON Thursday, June 30, 2022**

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:00 a.m. on Thursday, June 30, 2022, in the Township Meeting Room located on the 2<sup>nd</sup> floor of Warren City Hall.

**BOARD MEMBERS PRESENT**

James Yarema  
Gary Kiesgen  
Zenon Kwik

**BOARD MEMBERS ABSENT**

Daniel A. Pasque, Chairperson  
Mike Smith

**ALSO PRESENT**

Tom Bommarito, Economic Development Director  
Dylan Clark, Economic Development  
Tiffany Nawrocki, DDA/TIFA Assistant  
Mary Michaels, Chief Assistant City Attorney  
Cecil St. Pierre, Attorney's Office  
Ron Wuerth, Planning Director  
Amy Moore, Accounting Supervisor

**1. CALL TO ORDER**

The meeting was called to order at 10:04 a.m.

**2. ROLL CALL**

**3. ADOPTION OF AGENDA**

**Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kiesgen, to adopt the June 30, 2021 agenda with an amendment to Item

7C: Receive and file Lecom Agreement being changed to  
Approve of Lecom Agreement.

**No opposition, Motion passed**

#### **4. APPROVAL OF THE MINUTES (December 20, 2021)**

**Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kiesgen, to approve the minutes from the December 20, 2021, Brownfield meeting.

**No opposition, Motion passed**

#### **5. FINANCIAL REPORT**

Amy Moore stated that the board has about \$452,517.73 in available funds and this is an interest bearing account. There are also three accounts where we are able to keep 10% in admin fees: Lapari, Universal, and Warren 10.

#### **6. NEW BUSINESS**

**A. Introduce New Member: Zenon Kwik**

Mr. Bommarito introduced Mr. Kwik as the newest Brownfield Redevelopment Authority Board Member.

Mr. Kwik introduced himself. He stated that he is an attorney and writes up leases for stores and shopping malls. Mr. Kwik has also been a resident of Warren for five (5) years.

#### **7. OLD BUSINESS**

**A. Ratify NP Mound Brownfield Agreement**

Mr. Bommarito stated that this property was known as the former Warren Transmission Plant is now going to become a Home Depot distribution center.

Mary Michaels informed the board that the owner of NP Mound will be capturing the TIF in the amount of 28 million

but the overall investment is 71 million. NP Mound will be making the initial investment but the agreement is with Home Depot is that MP Mound captures the taxes. It's a 30-year plan with no interest and we get a 10% admin fee.

**Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Yarema, to ratify the Ratification NP Mound Agreement.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kiesgen	Yes
Mr. Yarema	Yes
Mr. Kwik	Yes

**No opposition, Motion passed**

**B. Receive and File Cole Street Agreement**

Mr. Bommarito stated that this is the former Hartsig Jr. High location. Unfortunately, there was a zoning issue with the development and the agreement needed to be altered. This is a request to receive and file the final agreement.

Mary Michaels stated that the developer is willing to complete Cole Street as long as the church gives us the easement.

Ron Wuerth stated that he is meeting with the church architect in a couple of weeks and he will see where they stand on the easement.

**Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kwik, to approve receive and file the Cole Street Agreement.

**No opposition, Motion passed**

**C. Approval of Lecom Agreement**

Mr. Bommarito stated that this property is the former Regal Lanes, bowling alley.

Ron Wuerth mentioned that there are issues on the site. The property is in violation of some building codes and the developer is now approaching the city and wanting changes in the site plan.

Mr. Bommarito stated that he would help with this issue.

Mary Michaels then informed the board that with this agreement, we get 20% of each tax payment and the developer is reimbursed 80%. B.R.A. will collect 10% admin fees too. Nick Maloof is representing Lecom.

**Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Yarema, to approve of the Lecom Agreement subject to satisfaction of the City Attorney's Office.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kiesgen	Yes
Mr. Yarema	Yes
Mr. Kwik	Yes

**No opposition, Motion passed**

**8.LIST OF BILLS**

**Motion:**

A motion was made by Mr. Yarema, supported by Mr. Kiesgen, to approve paying the June 30, 2022 List of Bills.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Yarema	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes

**No opposition, Motion passed**

## 9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER

None

## 10. ADJOURNMENT

### Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to adjourn the meeting at 10:37 a.m.

No opposition, Motion passed

X   
\_\_\_\_\_  
Thomas Bommarito  
Brownfield Director



23158 Van Dyke Ave



23157 M-53  
Warren, Michigan  
 Google Street View

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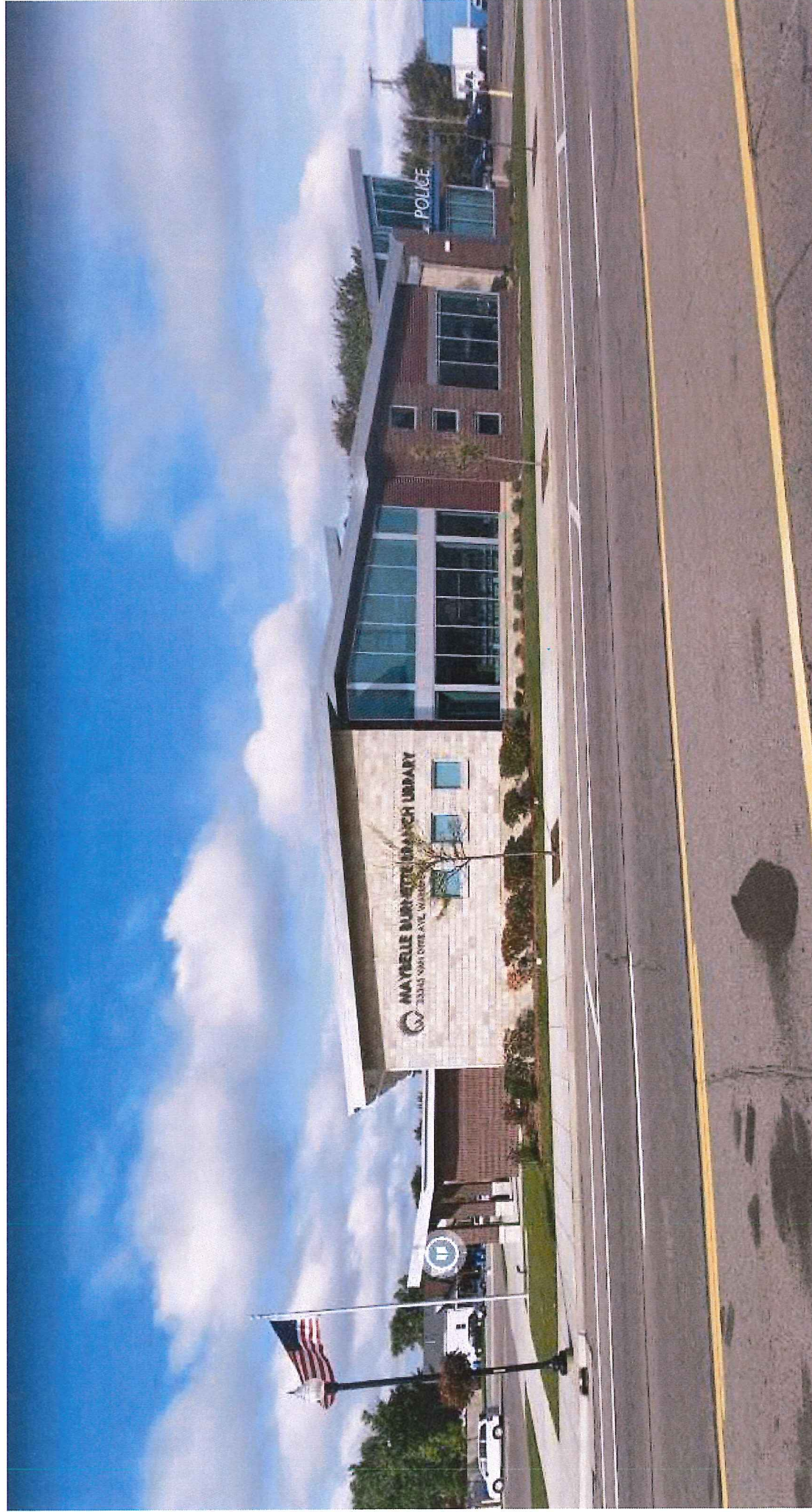
Sep 2022

[See more dates](#)





23345 Van Dyke Ave, Warren, MI 48089





**Brownfield List of Bills - February 16, 2023**

**Required Formal Approval of the Following:**

<u>PAYEE</u>	<u>DATE OF INVOICE</u>	<u>AMOUNT</u>	<u>DETAILS</u>
State of Michigan	12/08/22	25,093.00	Brownfield Redevelopment Fund - Star Warren LLC, Lapari Foods, Schoenherr10 LLC - Meijer, & Warren
		<u>AMOUNT:</u>	<u>25,093.00</u>

**CORRECTED**

December 8, 2022

Dylan Clark  
City of Warren BRA  
One City Square, Suite 215  
Warren, MI 48903

Invoice: INV-0000326

Dear Dylan Clark,

Legislative changes occurred on December 28, 2012, permitting the State of Michigan to collect 3 out of the 6 mill State Education Tax annually on new Act 381 Work Plan projects to provide future funding for Brownfield Grants and Loans. The City of Warren BRA had Work Plan projects approved by the Michigan Strategic Fund (MSF) and/or the Department of Environment, Great Lakes, and Energy Quality (EGLE) after January 1, 2013.

Project Information is listed below:

Project Name	Site Number	Annual Report Metric Number	Amount Due
Star Warren LLC	SITE-00001471	M-0000133399	\$453.00
Lapari Foods	SITE-00001491	M-0000133401	\$11,021.50
Schoenherr 10 LLC - Meijer	SITE-00001585	M-0000133402	\$12,565.50
Warren 10 Mile	SITE-00001772	M-0000133442	\$1,053.00
<b>Total Amount Due</b>			<b>\$25,093.00</b>

Please remit payment of above total amount within **60 days** of the date of this invoice. The Amount Due is calculated directly from information entered in the Portal, and submitted by your jurisdiction. If you feel the Amount Due is not accurate, please contact MEDC Brownfield Staff at [brownfield@michigan.org](mailto:brownfield@michigan.org) or (517) 373-6213, to adjust your reporting.

**\*\*See page 2 for payment information\*\***

**Pay by Electronic Funds Transfer:**

1. Send payment to:
  - a. Routing #072000326
  - b. Account #878375851
  - c. If a description field is available, please enter "Brownfield Redevelopment Fund"

**Pay by Check:**

1. Make checks payable to: "State of Michigan"
2. Please be sure to write "Brownfield Redevelopment Fund" on the memo line
3. Mail the remittance check to:

**MEDC Finance Department**  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913