

CITY OF WARREN  
DOWNTOWN DEVELOPMENT AUTHORITY  
MINUTES OF THE BOARD

Meeting held on January 10, 2024

A regular meeting of the City of Warren Downtown Development Authority was called for 3:00 pm on Wednesday, January 10, 2024.

**Present:**

Mayor Lori M. Stone

Oscar Zamora

Michael Wiegand

Hank Riberas

Joseph Vicari (via phone because of medical necessity)

**Absent:**

Tom Petzold

Nicholas Lavdas

Gregory Jackson

**1. Call to Order**

Mayor Lori Stone called the meeting to order at 3:02 pm.

**2. Roll Call**

Mayor Lori Stone took roll call of present members.

**MOTION:**

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

No opposition, the motion passed

**3. Adoption of Agenda**

**MOTION:**

A motion was made by Mr. Wiegand and supported by Mr. Riberas to adopt the January 10, 2024, agenda, with the removal of item 7A: Renovate Evidence Technician Lab (ETU) – Decima LLC

No opposition, the motion passed

**4. Approval of Minutes (October 4, 2023)**

**MOTION:**

A motion was made by Mr. Zamora and supported by Mr. Riberas to approve the minutes for the October 4, 2023 DDA meeting.

No opposition, the motion passed

**5. Old Business**

- A.** Request for Additional Funding: Habitat for Humanity Bldg. Renovation and Parking Lot Project – AEW (Tom Bommarito)

Tom Bommarito stated that there was an overrun during final grading of the parking lot.

**MOTION:**

A motion was made by Mr. Riberas, supported by Mr. Zamora, to increase budget by \$4,500.00 for Habitat for Humanity Bldg. Renovation & Parking Lot Project for the additional CA services from AEW.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

- B.** Request for Additional Funding: Vehicles for Fire Department (Tom Bommarito)

Tom Bommarito stated that costs have increased since this purchase was approved.

**MOTION:**

A motion was made by Mr. Riberas, supported by Mr. Wiegand, to approve additional funding for PO 2322531 in the amount of \$15,032.00 for purchase of 2 GMC pickups.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

**6. New Business**

~~A. Renovate Evidence Technician Lab (ETU) — Decima LLC (Craig Treppa / P.D. Rep)~~

**B. Membership Renewal- Connect Macomb/Sterling Heights Regional Chamber (Tom Bommarito)**

**MOTION:**

A motion was made by Mr. Wiegand, supported by Mr. Riberas, to renew membership with Connect Macomb, formerly Sterling Heights Regional Chamber, in the amount of \$700.00.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

**C. Purchase Land at 5295 Chicago Rd (Tom Bommarito)**

Tom Bommarito stated that this piece of land off Chicago Rd actually includes a portion of what is the Community Center. It has come up for sale and would behoove the DDA to purchase the land and at the very least, split the land, keep the portion and combine with the Community Center and sell the other portion. However, it would be ideal to keep the entire parcel and use it as an ingress/egress over the Red Run from Chicago Rd to the Community Center, with the installation of a bridge.

**MOTION:**

A motion was made by Mr. Zamora, supported by Mr. Wiegand, to approve the proposed resolution authorizing purchase of vacant land at 5295 Chicago Rd., Warren, Michigan, Parcel ID No. 13-05-252-010 in the amount of \$60,000.00 plus buyer's closing costs, to combine the land with the Community Center property, and pursue a proposal for an engineering study to install a bridge over the Red Run.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

**D. Energy Efficiency & Conservation Block Grant (EECBG) – GovHR (Tom Bommarito)**

Tom Bommartio stated that GovHR will help fill out the paperwork in order to continue pursuing a LED Street Light Grant.

**MOTION:**

A motion was made by Mr. Riberas, supported by Mr. Wiegand, to hire GovHR USA (“GovHR”) for professional services for EECBG with the amount not to exceed \$7,500.00.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

**8. List of Bills**

**MOTION:**

A motion was made by Mr. Zamora, supported by Mr. Riberas to approve the January 10, 2024 list of bills, with the addition of the Fire Station construction draw invoice .

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Mr. Riberas	Yes
Mr. Vicari	Yes
Mr. Zamora	Yes
Mayor Stone	Yes

No opposition, the motion passed

9. **Next DDA Regular Meeting is scheduled for Wednesday, February 7, 2024, at 3:00 PM, in the City Hall 1st Floor Conference Room.**

**10. ADJOURMENT**

MOTION:

A motion was made by Mr. Riberas, supported by Mr. Wiegand, to adjourn.

The January 10, 2023 DDA meeting adjourned at 3:21 pm.

X

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Thomas Bommarito  
DDA Director

X

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Lori M. Stone  
Mayor