

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

**MEETING HELD ON Wednesday, February 14, 2024**

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:30 a.m. on Wednesday, February 14, 2024, in the Township Meeting Room located on the 2<sup>nd</sup> floor of Warren City Hall.

**BOARD MEMBERS PRESENT**

Gary Kiesgen  
Zenon Kwik  
Glenn Eckert

**BOARD MEMBERS ABSENT**

Mike Smith  
James Yarema

**1. CALL TO ORDER**

The meeting was called to order at 10:35 a.m.

**2. ROLL CALL**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Eckert, to excuse the absent members.

***No opposition, motion passed***

**3. ADOPTION OF AGENDA**

**Motion:**

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to adopt the February 14, 2024 agenda.

***No opposition, motion passed***

**4. APPROVAL OF THE MINUTES (September 19, 2023)**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Eckert, to approve the minutes from the September 19, 2023 Brownfield meeting.

***No opposition, motion passed***

## 5. FINANCIAL REPORT

None

## 6. NEW BUSINESS

- A. Request to Approve Addendum No. 1 to Development and Reimbursement Agreement - Macomb South SOM, LLC and Warren 10 Mile Residential LLC (Mary Michaels/Tom Bommarito)

Mr. Bommarito, Mary Michaels, and Lorenzo Cavaliere informed the board that this item is pertaining to the mixed-use development at 13041 Ten Mile Road. This request is to address two main changes: monetary adjustments and a title change. The previous amended plan for Phase 2 improvements for a multi-family residential development was approved by Council in July 2023. Afterwards, Macomb South SOM LLC assigned its rights in the Phase 2 development to another affiliate, Warren 10 Mile Residential LLC. The latest agreement will amend the original reimbursement agreement to increase the maximum reimbursement to \$2,856,551.00, which the net of a Phase 1 reduced activity cost of \$681,424.00, and Phase 2 cost of \$2,075,034.00. The TIF reimbursement will be sent to each entity for their respective site work; Macomb South SOM for Phase 1 office improvements, and Warren 10 Mile Residential LLC for Phase 2 multi-family residential improvements.

### **Motion:**

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve Addendum No. 1 to Development and Reimbursement Agreement - Macomb South SOM, LLC and Warren 10 Mile Residential LLC

### **ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kiesgen	Yes
Mr. Eckert	Yes
Mr. Kwik	Yes

**No opposition, motion passed**

## 7. OLD BUSINESS

None

## 8. LIST OF BILLS

### **Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve paying the February 14, 2024 List of Bills.

### **ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kiesgen	Yes
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Mr. Eckert                      Yes  
Mr. Kwik                        Yes

**No opposition, motion passed**

**9. AUDIENCE PARTICIPATION/ GOOD OF THE ORDER**

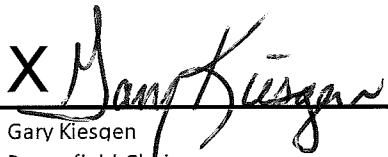
Mr. Bommarito took this time to inform the board that a new TIF is going to be available under a Brownfield. The state is using B.R.A. as a tool to pass new TIFs for housing development. The rules and regulations are still being refined and we are unsure as to when they will be published. However, Mr. Bommarito wanted to make sure the board was aware of this new and upcoming tool.

**10. ADJOURNMENT**

**Motion:**

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to adjourn the meeting at 11:00 a.m.

**No opposition, motion passed**

X   
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Gary Kiesgen  
Brownfield Chairperson

X   
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Thomas Bommarito  
Brownfield Director