

**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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