

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

Meeting Held On Wednesday, June 3, 2025

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:30 a.m. on Wednesday, June 3, 2025, in the Village Meeting Room (Mayor's Office) located on the 2nd floor of Warren City Hall.

BOARD MEMBERS PRESENT

Gary Kiesgen
Zenon Kwik
Glenn Eckert
Lauren Schandavel

BOARD MEMBERS ABSENT

Mike Smith
James Yarema

1. CALL TO ORDER

The meeting was called to order at 10:03 a.m.

2. ROLL CALL

Mr. Bommarito introduced and welcomed Lauren Schandavel as the newest member of the board.

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, 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 June 3, 2025 agenda.

No opposition, motion passed

4. AUDIENCE PARTICIPATION

5. APPROVAL OF THE MINUTES (August 21, 2024)

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to approve the minutes from the August 21, 2024 Brownfield meeting.

No opposition, motion passed

6. NEW BUSINESS

A. Brownfield Reimbursement Request - J.A.L. Property Investments, Inc (pg. 8)

Staff informed the board that the reimbursement agreement for the Lecom property is now finalized and included in the meeting packet. This marks the last formal legal step for the project. The board was reminded that the property was formerly a closed-down bowling alley, which has since been demolished, cleaned up, and redeveloped into a new facility. Mr. Bommarito requested that the board move to approve the reimbursement agreement so that future reimbursements related to the project can proceed in accordance with the finalized document.

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve reimbursement agreement.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Kwik | Yes |
| Mr. Kiesgen | Yes |
| Mr. Eckert | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

B. Young Supply Reimbursement Agreement (pg. 12)

Mr. Bommarito informed the board that Young Supply has completed its redevelopment project, transforming a previously deteriorated building into a clean, modern facility primarily for HVAC and refrigeration supply operations. The property is located at 12350 E. Nine Mile, an area noted for its concentration of HVAC-related businesses.

The board was presented with the final reimbursement agreement for approval. During the discussion, it was noted that a reimbursement submittal had already been preemptively sent to the office. To streamline the process and avoid the need for a separate meeting, the board agreed to include an addendum in the motion

allowing a consultant to review the reimbursement submittal as part of the same approval. This ensures that both the agreement and the submittal review can proceed without delay.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the reimbursement agreement for Young Supply and to authorize the hiring of a consultant to review the submittal.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|-----------------|-----|
| Mr. Eckert | Yes |
| Mr. Kiesgen | Yes |
| Mr. Kwik | Yes |
| Ms. Schandevael | Yes |

No opposition, motion passed

C. Brownfield Application: 8 & Dequindre – Formerly Continental Mobile Home Community/MHC (pg.98)

The board discussed the proposed redevelopment of the former Continental Mobile Home Park, located near 8 Mile Road between Ryan and Warner. The 18-acre site, historically known for its connection to Eminem, is currently functionally obsolete, with over 120 vacant and deteriorating mobile homes. Bridge Capital Group, the developer, intends to demolish the existing park and construct a 290-unit workforce housing development, consisting of thirteen 3-story buildings, a pocket park, and a clubhouse. The total project investment is estimated at approximately \$52 million.

The site has undergone rezoning to R-3 and is located in a designated redevelopment area. Environmental assessments indicate the site qualifies as a “facility” under PA 381 due to groundwater contamination and may also qualify as “blighted” and “functionally obsolete.” The developer has applied for Brownfield incentives to support eligible activities such as demolition, hazardous material abatement, infrastructure improvements, and site preparation.

To move the project forward, staff recommended accepting the Brownfield application and hiring a consultant to review the detailed plan submitted by the developer’s representative. This review will validate environmental and cost data for the proposed tax increment reimbursement.

Motion:

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to accept the Brownfield application for the redevelopment of the former Continental Mobile

Home Park and to authorize hiring a consultant to review the developer's plan, in an amount not to exceed \$7,000.00.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Kwik | Yes |
| Mr. Kiesgen | Yes |
| Mr. Eckert | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

D. Brownfield Application: Macomb South SOM, LLC (pg. 132)

The board discussed the Brownfield application submitted by Macomb South SOM, LLC for a major residential redevelopment project located behind the Meijer at 10 Mile Road and Schoenherr. The site, which includes vacant land and an existing State of Michigan building along 10 Mile, is planned to be redeveloped into a 304-unit apartment complex. The project represents a \$50 million investment and is expected to bring significant new housing and economic activity to the area.

It was noted that a Brownfield plan for the site had previously been approved, but due to recent legislative changes under Act 381, an amendment is now required to incorporate the new housing tax credit provisions. The board acknowledged that this project, along with others being reviewed, is part of a new approach to layering Brownfield TIF with MSHDA-supported housing initiatives. The plan may also involve future tax abatements and parcel separation to accommodate the existing state facility.

To move the process forward and ensure compliance with the new requirements, staff recommended accepting the application and authorizing the hiring of a consultant to review the updated plan upon submission.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to accept the Brownfield application for Macomb South SOM, LLC and to authorize hiring a consultant to review the developer's plan, in an amount not to exceed \$7,000.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Eckert | Yes |
| Mr. Kiesgen | Yes |
| Mr. Kwik | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

E. Capital 14 Hayes LLC (pg. 164)

The board discussed the redevelopment of the site at 14 Mile and Hayes, previously home to a gas station, bakery, and bank. The original developer, Mr. Tamou, completed demolition and site remediation, preparing the property for new use as a clean, modern gas station and market.

Mr. Tamou has since sold the property to S & G Real Estate, LLC, who now operates the site. As such, the board was asked to approve the formal assignment of the Brownfield Plan to the new owner. Staff confirmed that council approval is not required for this assignment and that council will be notified following board approval.

In addition, the board was asked to approve the final reimbursement agreement, allowing the new property owner to begin receiving eligible brownfield reimbursements. It was noted that roadway improvements, including a deceleration lane near the site, were completed in coordination with the county.

Motion 1:

A motion was made by Mr. Kwik, supported by Mr. Eckert, to approve the assignment of the Brownfield Plan to S & G Real Estate, LLC.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Kwik | Yes |
| Mr. Eckert | Yes |
| Mr. Kiesgen | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

Motion 2:

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve the reimbursement agreement for the 14 Mile and Hayes project.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Kwik | Yes |
| Mr. Eckert | Yes |
| Mr. Kiesgen | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

F. N.P. Mound Rd. Industrial LLC Amended Agreement (pg. 203)

The board discussed the ongoing redevelopment of the former General Motors Hydramatic plant site at Nine Mile and Mound, known as the N.P. Mound project. The development includes the cleanup of over 2 million square feet of former industrial space and the construction of new industrial buildings and green space. While the site is still under construction, major progress has been made.

An amendment to the Brownfield Plan was previously approved to address additional environmental cleanup costs and to help fund the installation of a new DTE substation. This substation is critical to meeting increased power demands not only for the N.P. site but also for future developments in the surrounding area. The substation installation is expected to take an estimated 18 months and will improve the area's electrical capacity, which is a key factor in attracting large-scale industrial users like battery plants and data centers.

The board was presented with the amended reimbursement agreement for approval.

Motion:

A motion was made by Mr. Eckert, supported by Mr. Kwik, to approve the amended reimbursement agreement for the N.P. Mound Road Industrial LLC project.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Eckert | Yes |
| Mr. Kwik | Yes |
| Mr. Kiesgen | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

G. 8525 Cole Drive Amendment (pg. 239)

The board discussed the redevelopment of the former Hartsig Junior High School site at 8525 Cole Drive, a property that had been vacant and blighted for over a decade. A Brownfield Plan was originally approved in 2017, with multiple amendments following over the years. The site has since been cleaned and prepared for redevelopment.

The latest amendment—marking the fourth—was submitted by developer Vito Castellana (VIP Homes) to align the project with updated MSHDA tax credit requirements. The proposed development includes 138 residential units (46 one-bedroom and 92 two-bedroom apartments) and represents a significant investment

in workforce housing. The site plan has already been approved, with only minor adjustments anticipated.

This development builds upon Vito's nearby project, which has proven successful and is currently 98% occupied. Approximately 20% of those tenants are General Motors employees, and nearly half work within a five-mile radius. The board also emphasized the broader need for housing in Macomb County and the surrounding SEMCOG region, noting projections that call for 20,000–70,000 new units in the coming years. Projects like this are expected to support local economic vitality and help retain college-educated talent in the region.

Motion:

A motion was made by Ms. Schandavel, supported by Mr. Kwik, to accept the application for 8525 Cole Drive and to hire a consultant to review the plan at a cost not to exceed \$7,000.00.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Ms. Schandavel | Yes |
| Mr. Kwik | Yes |
| Mr. Eckert | Yes |
| Mr. Kiesgen | Yes |

No opposition, motion passed

7. OLD BUSINESS (None)

8. LIST OF BILLS

The board discussed outstanding Brownfield payments listed in the current bills packet. Due to the City's recent transition to the BSA software system, some payment figures are still being reconciled by the Assessing Department. As a result, not all amounts listed are final, and the Controller has requested a delay in issuing checks until accurate tax warrant numbers are confirmed—typically by July.

The DKM payment (related to Warrior Sports Office/Hollingsworth) was highlighted as an exception. This payment has already been processed due to a court order requiring timely disbursement at year-end.

The board considered two options: waiting for final numbers or approving payments now contingent on final verification. It was agreed to proceed with the latter to avoid further delays for developers with confirmed obligations.

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Kwik, to approve payment of the bills listed, contingent upon final warrant completion and satisfaction of the Controller.

ROLL CALL:

The motion carried unanimously as follows:

| | |
|----------------|-----|
| Mr. Kwik | Yes |
| Mr. Kiesgen | Yes |
| Mr. Eckert | Yes |
| Ms. Schandavel | Yes |

No opposition, motion passed

9. ADJOURNMENT

Motion:

A motion was made by Mr. Kiesgen, supported by Mr. Eckert, to adjourn the meeting at 10:47 a.m.

No opposition, motion passed

X

Gary Kiesgen
Brownfield Chairperson

X

Thomas Bommarito
Brownfield Director