

## MEMORANDUM

DATE: June 4, 2025

TO: Mindy Moore, Council Secretary

RE: Community & Economic Development Director Appointment

City Council:

Please be advised that the following individual has been appointed to a position within the city:

<b>Name</b>	<b>Title</b>
Tom Bommarito	Community & Economic Development Director

Thank you for your attention to this matter.

Sincerely,



Lori M. Stone  
Mayor

Cc: Clerk

## Thomas Bommarito

✉ TBommarito@cityofwarren.org | ☎ 586-574-4519

### Professional Summary

Dynamic and visionary leader with over 40 years of experience in business ownership, event production, and municipal economic development. Proven track record of building successful ventures, fostering public-private partnerships, and revitalizing communities through strategic planning and development initiatives. Strong background in sponsorship acquisition, stakeholder engagement, and nonprofit leadership.

### Professional Experience

#### Economic Development Director

2015 – Present

*City of Warren – Warren, MI*

- Cultivate economic partnerships, manage development projects, and coordinate with city officials to foster community growth.
- Serve as Director for the Downtown Development Authority (DDA) and Tax Increment Finance Authority (TIFA), overseeing infrastructure improvements, business incentives, and leading downtown revitalization and commercial development initiatives.
- Oversee Community Development Block Grant (CDBG) program administration.
- Administer the Brownfield Redevelopment Authority (BRA).
- Serve on the SEMCOG Economic Development Taskforce to advance regional economic strategies.
- Represent the City of Warren on the Eight Mile Boulevard Association (8MBA) Board and as a member of Macomb County Partners, building cross-community partnerships.
- Facilitate the City's Vacant Lot Program, transforming underutilized parcels into productive community assets.
- Lead the Town Center Steering Committee, guiding the vision and implementation of Warren's new mixed-use downtown.
- Actively participates on the steering committees for two new fire stations and served on the planning committee for the City's new public library.

#### Partner

2012 – 2023

*Park Solutions LLC – Warren, MI*

- Provide consulting and development solutions for public park spaces and outdoor venues.
- Facilitate event logistics, infrastructure planning, and public engagement.

#### Partner

2008 – 2016

*Sponsorship Solutions LLC – Warren, MI*

- Specialize in acquiring and managing corporate sponsorships for events and municipalities.
- Successfully negotiated long-term partnerships across government and private sectors.

#### Founder & Executive Producer

1995 – 2015

*Hillside Productions / Freedom Hill Amphitheatre – Sterling Heights, MI*

- Established and operated a premier outdoor concert venue with national touring acts.

- Oversaw all facets of event production, marketing, and facility management.

#### **Owner**

**1990 – 1998**

*Genesis Apparel & Promotions, Inc. – Warren, MI*

- Owned and operated a promotional products custom apparel and marketing company.
- Delivered branding solutions to corporate and nonprofit clients across Michigan.

#### **General Manager**

**1980 – 1990**

*President Tuxedo – Metro Detroit Area*

- Managed operations of multiple retail locations.
- Supervised staff, sales, inventory, and customer service standards.

#### **Professional Development**

- **International Economic Development Council 2024 Annual Conference**  
*International Economic Development Council | September 15–18, 2024*
- **Michigan Economic Developers Association Annual Meeting and Conference**  
*Michigan Economic Developers Association | August 13–16, 2023*
- **Michigan Downtown Association Summer Workshop**  
*Michigan Downtown Association | June 1–2, 2023*
- **IEDC 2023 Leadership Summit**  
*International Economic Development Council | January 29–31, 2023*
- **Michigan Downtown Association Summer Workshop**  
*Michigan Downtown Association | June 3, 2022*
- **IEDC 2021 Annual Conference**  
*International Economic Development Council | October 2–6, 2021*

#### **Education**

##### **Dale Carnegie Leadership Training Graduate Assistant**

- Assisted in delivering professional development and leadership training programs.

**Oakland University** – Rochester, MI

*Coursework in Business & Communications*

**Cousino High School** – Warren, MI

#### **Leadership & Community Involvement**

- Distinguished Past President, **Kiwanis Club of Utica/Shelby Township**
- International Trainer (Incoming Club Officers), **Kiwanis International**
- Past President/Board Chair, **Italian American Chamber of Commerce**
- Past Board Member, **Italian American Cultural Society**
- Board Member, **Warren Community Foundation**
- Member, **Interfaith Volunteer Caregivers (IVC) Fundraiser**

# Office of Community & Economic Development – 2024-2025 Overview

## Community Development Highlights

- **Affordable Housing & Rehabilitation**
    - Constructed 2 new homes, with 2 more underway and several more planned, including a duplex and a 330-unit apartment complex.
    - Working with Faye Baker and to build 22 new homes in the Patriot Place District.
    - Collaborating with Van Dyke Schools & Homes for Heroic Veterans for new residential developments near 9 Mile & Van Dyke.
    - Rehabilitated homes for over 25 residents, ensuring safe, livable housing for local families.
  - **Neighborhood Enhancements**
    - Installed a new playscape at Trombley Park and nearly completed a new splashpad.
    - Demolished blighted properties and oversaw lead abatement in homes with children via a \$1.3M grant.
    - Provided rental and mortgage assistance through HUD CARES Act funding.
  - **Ongoing Support**
    - Continued financial and programmatic support for local services like MCREST and Care House.
    - Overseeing HUD & HOME program compliance and payments.
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## Economic Development Initiatives

- **Major Development Projects**
  - Supporting Graphex and Emerald Business Park's battery materials plant.
  - Advancing redevelopment of the GM Transmission site (secured: Home Depot, Marlo Beauty, Borg Warner, Custom Cells, and Northpoint Development).
  - Active in attracting new business development, including Techtrust and a battery recycling facility.
- **Business Engagement**
  - Hosted Small Business Seminars with follow-ups on accounting, marketing, and training.
  - Partnering with Velocity and SEMCOG for economic planning, investment retention, and talent development.
- **Creative Revitalization Projects**
  - Planning a food incubator and art center at repurposed fire stations.
  - Working with the Planning Department and regional partners on corridor studies and redevelopment plans (8 & Dequindre, Chicago Rd at Mound).
  - Supporting a potential commissary kitchen and art-focused reuse for old fire stations.

- Secure business administration workshops
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## **Downtown Development Authority (DDA) Projects**

- **Towne Center Development**
    - Leading the public outreach and planning process for a vibrant new Towne Center.
    - Completed City Square Park study; public engagement ongoing through December 2025.
    - Secured EAGLE & County approvals to install a pedestrian bridge over the creek at Chicago Rd: working on TAP Grant application (\$1 million)
  - **Public Facility Enhancements**
    - Completed stormwater and road infrastructure improvements near the Police Department, Courthouse, and Town Center.
    - Added LED lighting, Wi-Fi, and playscapes to Fracassa Dog Park.
    - Implemented lighting and ADA upgrades citywide, including Historical Pocket Park and City Hall.
  - **Strategic Property Investments**
    - Purchased key properties (e.g., 6020 Chicago Rd and Warren Racquet Club) to support public safety and future development.
    - Supporting redevelopment at Chicago & Mound and restoring the Beebe Hall and historic fire warehouse.
  - **Community Events & Grants**
    - Organized high-profile events like the Birthday Bash with drone/firework shows.
    - Funding new signage, LED lighting, and potential new Senior Center via the purchase of the De La Salle Activity Center.
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## **Tax Increment Finance Authority (TIFA) Highlights**

- **Revitalization & Beautification**
  - Creating a new Urgent Care/Apartment development on Continental & Van Dyke (\$4.5M project/\$1.8M grant).
  - Launched a pocket park at Van Dyke & Essex and installed murals, benches, lighting, and planters throughout the corridor.
- **Public Safety & Cleanliness**
  - Installed 15+ high-definition surveillance cameras and expanded street/lot cleaning programs.
  - Added staff and equipment to support blight reduction, snow removal, and landscape maintenance.
- **Support for the Arts & Local Economy**

- Working to move Anton Art Center into the old 9 Mile fire building and explore art-based housing with Artspace.
  - Supporting mural projects, façade grants for businesses, and corridor-wide planning with Beckett & Raeder.
  - **Community Engagement & Future Planning**
    - Collaborating with 8MBA, Eastpointe, Ferndale, and others for corridor cleanups and redevelopment efforts.
    - Facilitating new business openings (e.g., Food Truck Yard, Spice & Herb store), and exploring slow roll events in 2025.
    - MSU Student Urban Planning Corridor Plan Project
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## **Brownfield Redevelopment & Additional Projects**

- **Environmental Cleanup & Site Reuse**
  - Supported environmental cleanup at key locations including 9 & Mound, 14 & Hayes, and 9 & Groesbeck.
  - Assisting the library and city departments with development and acquisition plans at Sedonie, Couwlier, and Schoenherr.
  - Oversight of the cleanup and reuse of Louie's Bar and other legacy sites in partnership with MEDC and private investors.
- **Innovative Public Works**
  - Actively contributing to non-motorized transportation plans and a new green space master plan.
  - Creating new GIS mapping tools to support planning and investment decisions.
- **Housing**
  - Working with 4 Brownfield developers to utilize the Brownfield MSHDA Housing TIF for new apartments.
  - 8 Mile & Ryan/Dequindre Development
  - 10 Mile & Schoenherr Development
  - 12 & Van Dyke Development
  - Town Center Project