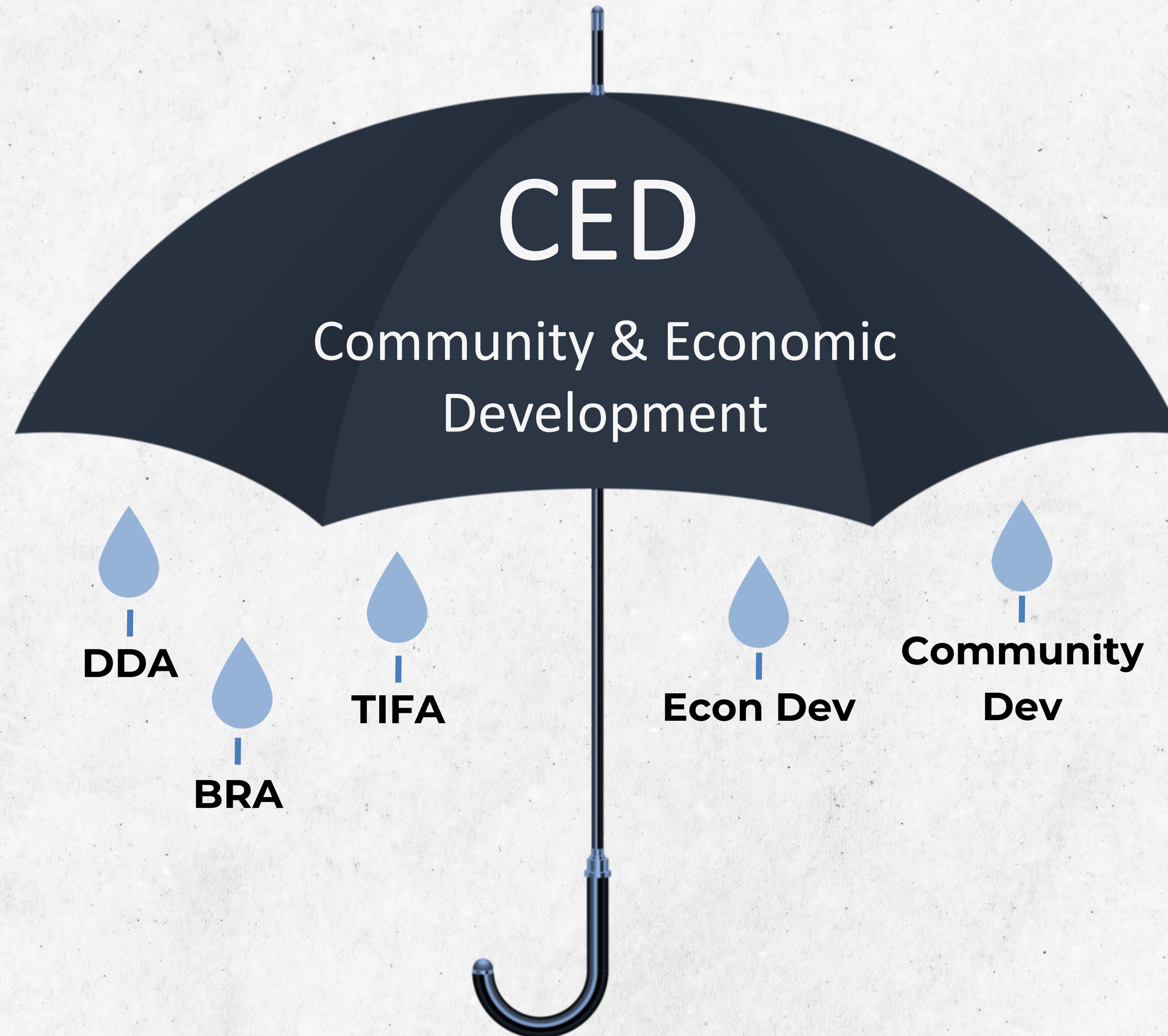




CITY OF WARREN

DDA — TIFA — BRA — Econ Dev — Comm. Dev



CED

Community & Economic
Development

DDA

BRA

TIFA

Econ Dev

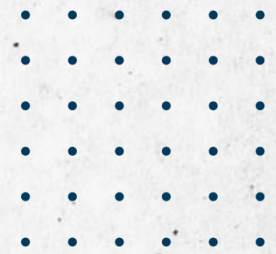
**Community
Dev**



Building Together

Together, these departments and authorities attract and support businesses, create job opportunities, and guide responsible redevelopment. Economic Development focuses on business attraction and retention, while Community Development supports housing, public services, and neighborhood improvements. The DDA and TIFA reinvest tax revenues into key commercial districts to support infrastructure upgrades, public spaces, and business growth. The BRA facilitates the cleanup and reuse of underutilized or contaminated properties, returning them to productive use.

By aligning their efforts, these departments help foster sustainable growth, enhance property values, promote vibrant public spaces, and create a thriving, inclusive community for residents and businesses alike.





From Global Vision to Local Action

1) Global & National Strategy

- Target Industries: EV, Mobility, Data Centers, AI, Advanced Manufacturing
- Trade Missions & Emerging Markets
- Targeted Site Selection & Data Needs

2) Local Business Development

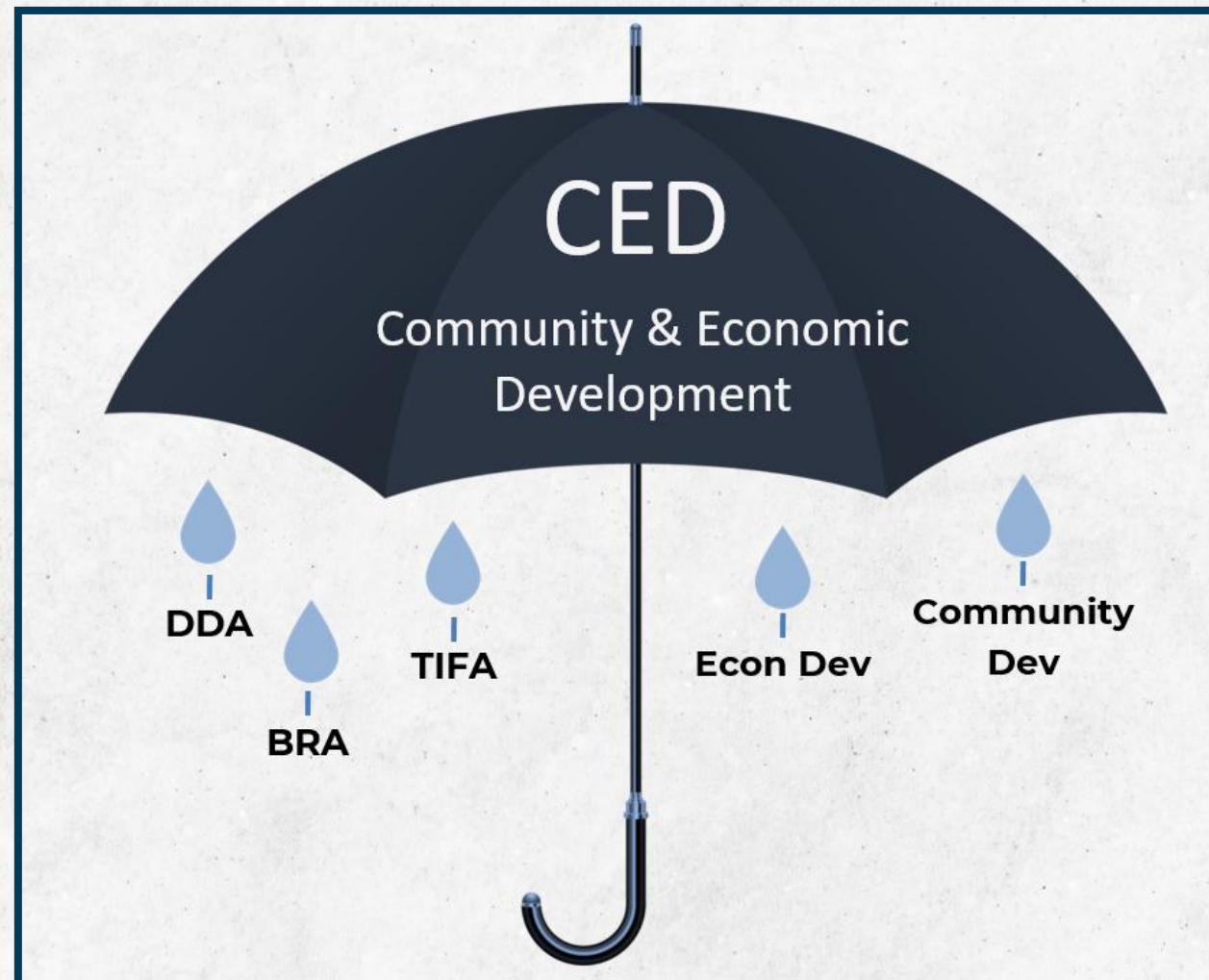
- Cultivate, Retain, Attract Businesses
- Nurture New Business Growth:
 - Small Business Administration (S.B.A.)
 - Velocity
 - Grants
 - MIWARREN
 - Main Street Match
- Improve the Business Ecosystem:
 - Infrastructure: roads, trails, bikes
 - Utilities & Upgrades
 - Housing
 - Parks & Outdoor Activities
 - Clean & Safe Environment
 - Workforce Training: M.C.C., local schools

3) Strategic Planning & Targeting

- Identifying Key “Nodes” for Study
- Targeted Business Needs by Area

4) Supporting Partners

- HUD
- MEDC
- SEMCOG
- Macomb County Planning and Economic Development
- SBA
- Warren Chamber of Commerce
- 8MBA
- MDA
- Military Community Council
- MEDA
- IEDC





Community Development



Federal Grant Programs

- Community Development Block Grant (CDBG)
- Home Investment Partnership (HOME)
- Housing Opportunities for persons with HIV/AIDS. (HOPWA)
- Community Project Funding (CPF)
- HOME Investment Partnerships American Rescue Plan Program (HOME-ARP)



How Does It Help

The Department of Housing and Urban Development (HUD) allocates these federal grants. These grants help create viable communities by providing decent housing, a sustainable living environment, and expanding economic opportunities for low and moderate-income persons.



Major Activities

- Rehabilitation of homeowner-occupied homes
- Park & facilities improvements
- Creation of affordable housing



The Team

- Tom Bommarito
- Angela Tarasenko
- Miradije Devolli
- Bob Weidner
- Maria D'Agostini
- Timothy Babinski
- Joseph Vaglica





Enhancing Neighborhoods & Public Spaces

Community
Development

Creation of Affordable Housing

Park and Facilities Improvements:

- Trombly Park
- Groesbeck – Comfort Station
- Jayce Park
- Wiegand Park
- Underwood Park
- Winters Park
- Owen Jax Gym/Park

Rehab Resale: Before



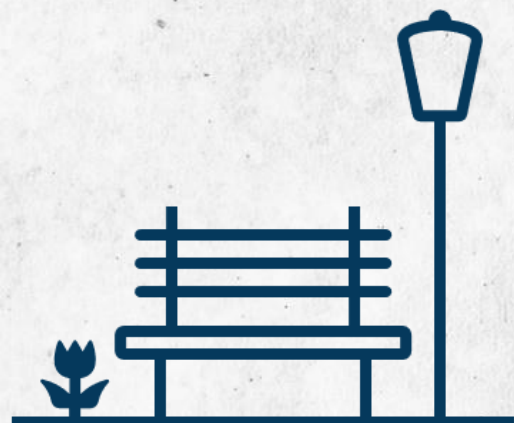
Rehab Resale: After



Trombly Park



New Construction



Owen Jax Park/Gym

Before



After

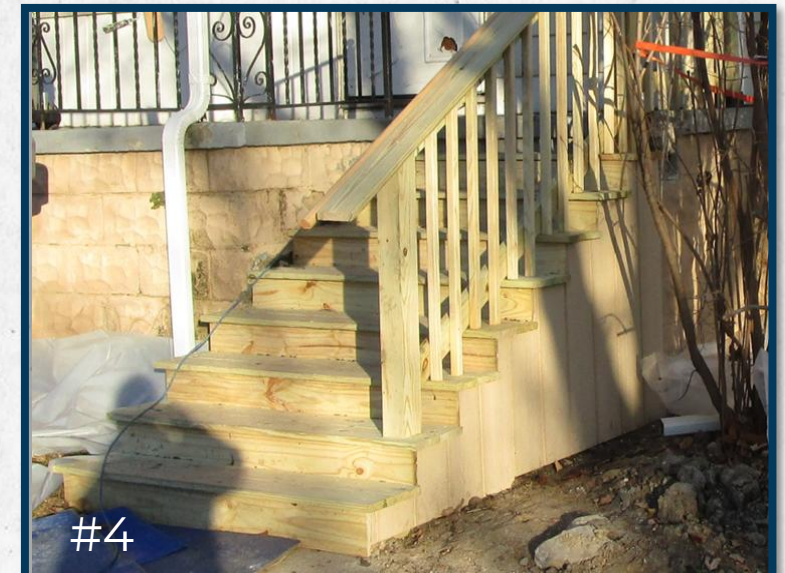
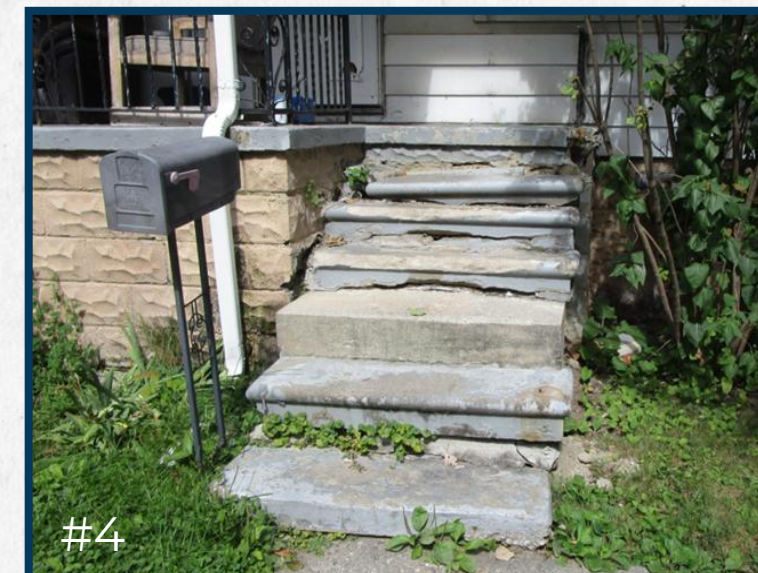
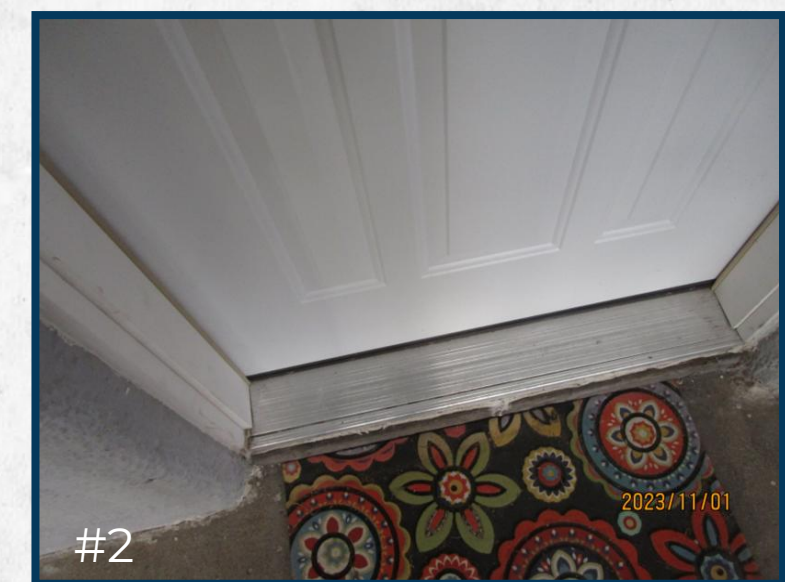
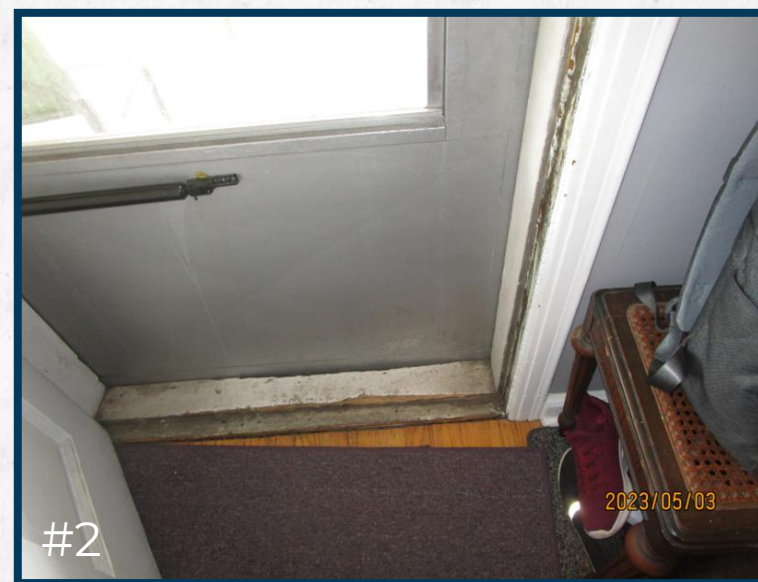
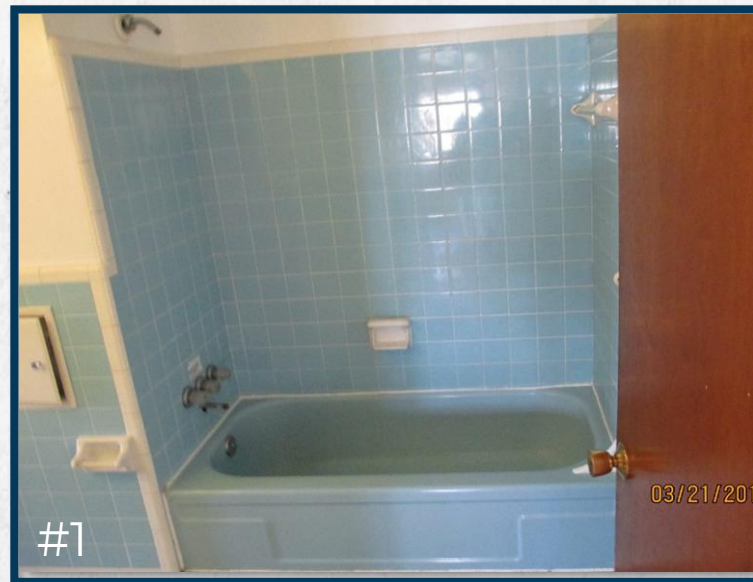




Housing Rehabilitation & Lead-Based Paint Hazard Abatement

Before

After



Eligible households of low- to moderate-income may receive a deferred loan to ensure their home is up to Code, as well as safe, sanitary, secure, and free of environmental hazards stemming from lead-based paint and asbestos.



Economic Development



Building Stronger Communities

The department is committed to enhancing quality of life through strategic investment, public-private partnerships, and community-focused planning. From small business support to corridor revitalization, our work drives inclusive economic growth.



Regional Collaboration

- Partnered with MSU students to develop a 180+ page plan for the Van Dyke corridor
- Joint initiatives with the cities of Eastpointe, Centerline, Roseville & St. Clair Shores
- Leadership role on the 8MBA Board to support southern corridor development



Highlights

- \$50M+ invested in new housing (700+ units)*
- \$4M grant secured for stormwater & trails project*
- \$1.8M RAP 2.0 grant for Van Dyke housing & healthcare
- New development plans at Chicago & Mound, 8 Mile & Dequindre

** Indicates item is currently in progress or under development*



The Team

- Tom Bommarito
- Hunter Manikas

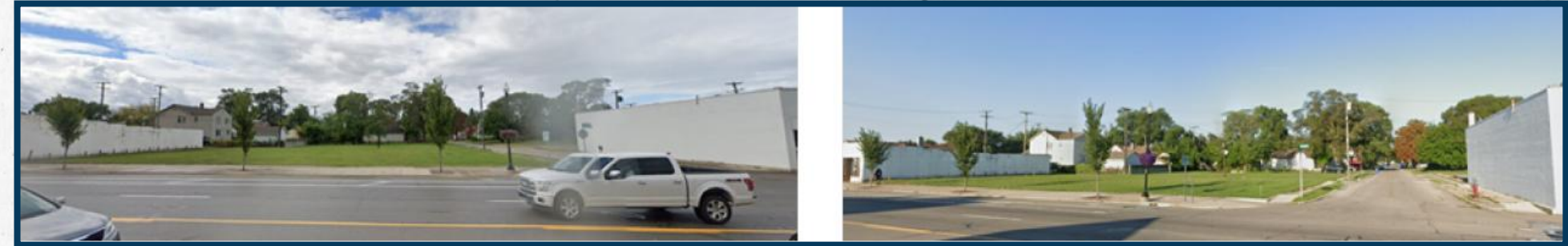


Strategic Collaborations & Development

Economic
Development

MSU Capstone Collaboration – Van Dyke Corridor

- Hosted MSU grad students who created a 180+ page implementation plan to guide corridor improvements.
 - Link: [Van Dyke Corridor Implementation Plan](#)



Stephens Greenway Project (SEMCOG Planning Grant)

- Joint study with Eastpointe, Centerline & St. Clair Shores to enhance pedestrian access and safety.
Link: [Planning Assistance Program](#)

Van Dyke Corridor Mixed-Use Development

- \$1.8M MEDC RAP 2.0 grant for new health care and residential apartment building.



Resilience Funding

- Pursuing grants for a retention basin or other storm water resilience solutions.

Major Housing Investments

- Over \$50M invested; 700+ units being developed (in progress)

Urban Seed Partnership

- Established a community garden in Warren, on Couwlier



MyHealth Development
7600 Continental Ave
Warren, MI 48091



Supporting Business & Regional Growth

Economic
Development

Small Business & Workforce Support

- Velocity/SBA training, roadshow seminars with Eastpointe & Roseville.
 - Link: [Velocity PowerPoint](#)

Business Advancement

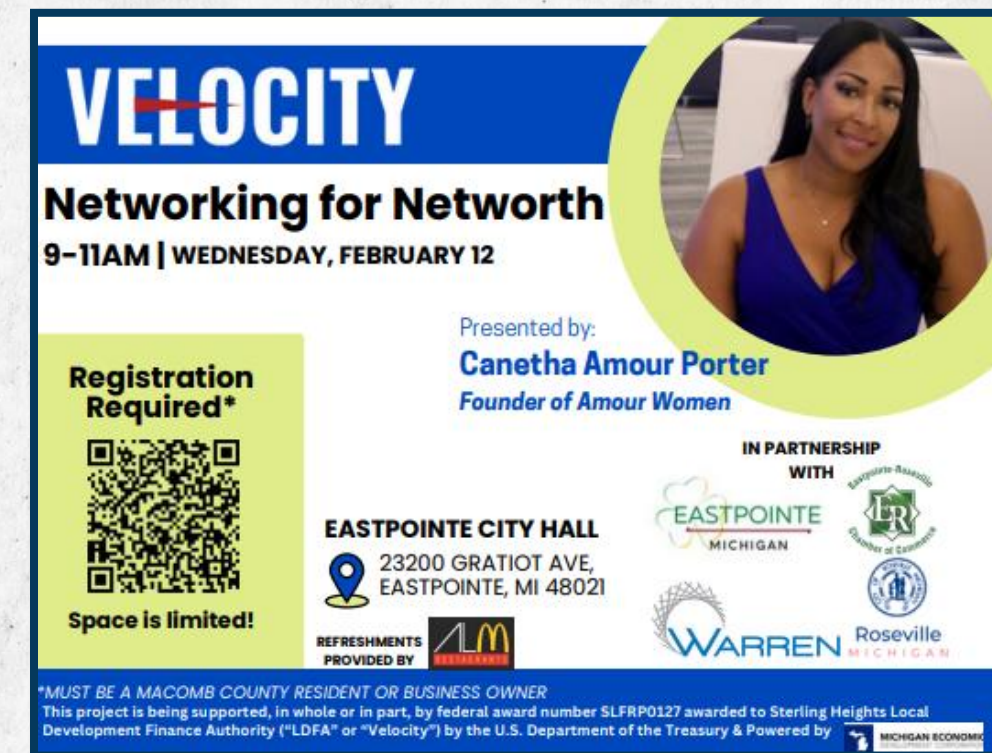
- Continuous city support for developers and emerging businesses (i.e. new battery manufacturing, health care facilities, & distribution centers)

Eastpointe Collaboration

- Joint programming, art projects, and economic initiatives.

Vacant Land Committee

- Streamlining land sales and redevelopment efforts through best practice land use strategies.



Advancing Warren's Key Corridors

Economic
Development

Redevelopment of Key Corridors

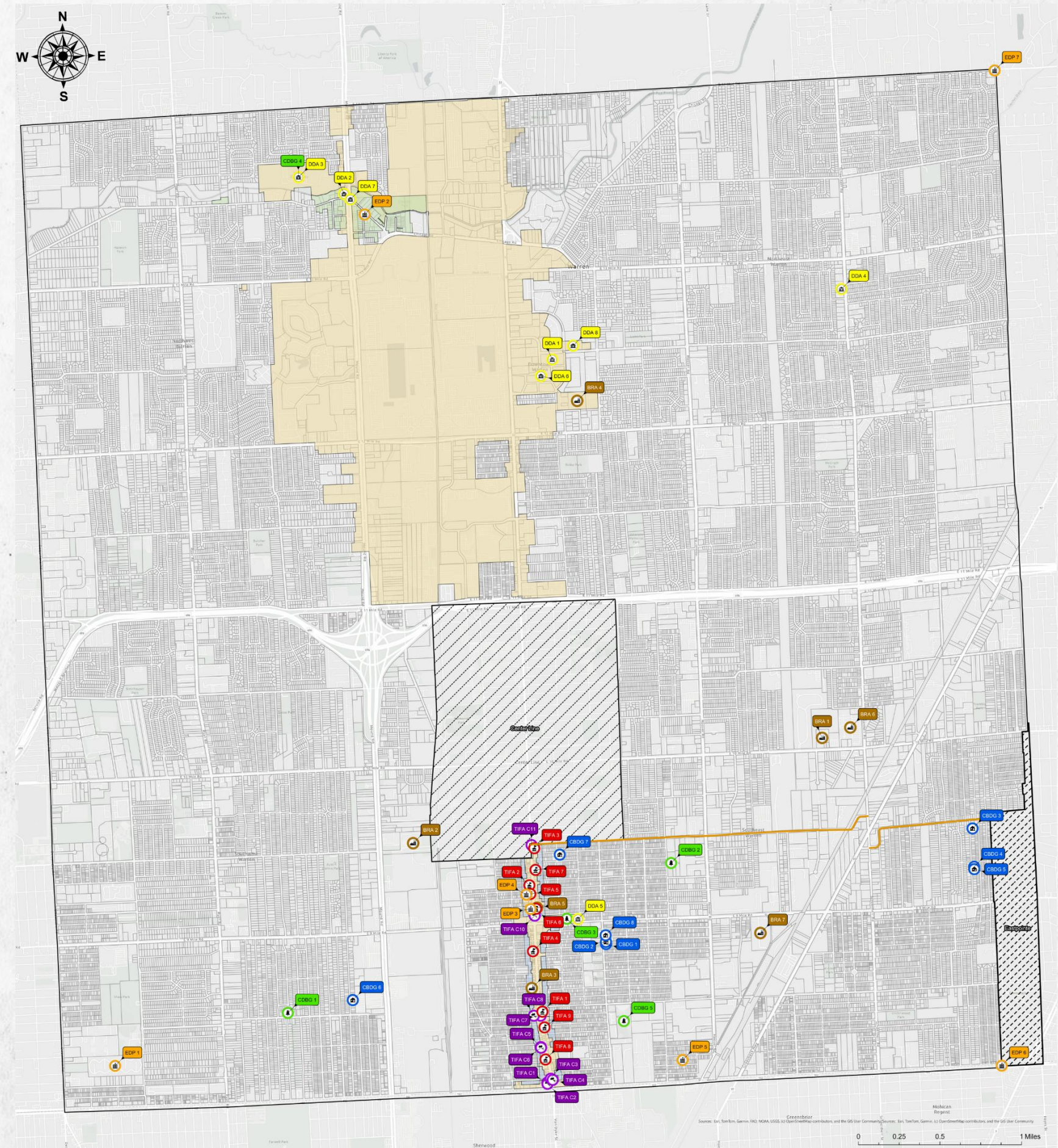
- In progress: Chicago & Mound, 8 Mile, Dequindre, 14 Mile & Hayes, Van Dyke from 8 Mile to Stephens (TIFA)

Professional Development & Leadership

- Attendance at MEDC, MEDA, SEMCOG, and MML events to stay current on best practices.

8 Mile Clean-Up & Regional Involvement

- Hunter Manikas elected Secretary of 8MBA, enhancing Warren's southern corridor outreach.
- New Murals & Pocket Parks
- Annual participation in corridor improvement events
 - Most recent: Beautify the Boulevard Cleanup (2025) →



Celebrating Excellence: Tom Bommarito

Economic
Development

Recipient of a Prestigious MEDA Medalist of the Year Award

About the Award:

- **Recognizes** exceptional contributions to economic growth in Michigan.
- **Honors** commitment to the profession of economic development.
- **Celebrates** dedication to strengthening communities.
- **Awarded** for a proven record of achievement over time.





DDA

Downtown Development Authority

Downtown Development Authority (DDA)



What is the DDA

A public body created by the City of Warren under Michigan law to promote and support the growth, redevelopment, and revitalization of the city's downtown area.



Where DDA Funds Come From

DDA funding primarily comes from **business property taxes** within the district. This process, called Tax Increment Financing (TIF), captures a portion of the increased tax revenue from new investment and rising property values.

Importantly, this is **not** an additional tax on residents, and without a DDA in place, this funding would not go to the city — it would instead be redirected to other taxing jurisdictions. The DDA ensures those dollars stay local and are reinvested directly into the area for improvements, business support, and economic growth.



The DDA works to:

- Attract new businesses and investment
- Enhance public spaces and infrastructure
- Prevent blight and protect property values
- Promote economic growth and community events

The City of Warren receives approximately 40% more revenue with a DDA in place!



Board of Directors

- Mayor Lori Stone – Chairperson
- Joseph Vicari – Vice Chair
- Gregory Jackson – Member
- Gina Cavaliere – Member
- Tom Petzold – Member
- Hank Riberas – Member
- Michael Wiegand – Member
- Oscar Zamora – Member

Administration:

Tom Bommarito
Tiffany Nawrocki
Olivia Cereska



Goals

- Finalize the Towne Center site plan and actively pursue partnerships with potential developers.
- Enhance community appeal through ongoing beautification projects, historic preservation, and sustainable development.
- Invest in capital improvements and signature community events supporting Police, Fire, Parks & Recreation, and City Hall.
- Advance the Fire Station Master Plan to modernize facilities and improve service delivery
- Implement ice rink and City Square enhancements to boost year-round community use.
- Support the implementation of the Village Historic District Plan and TIFA Corridor Plan recommendations.



Supporting the Warren Fire Department

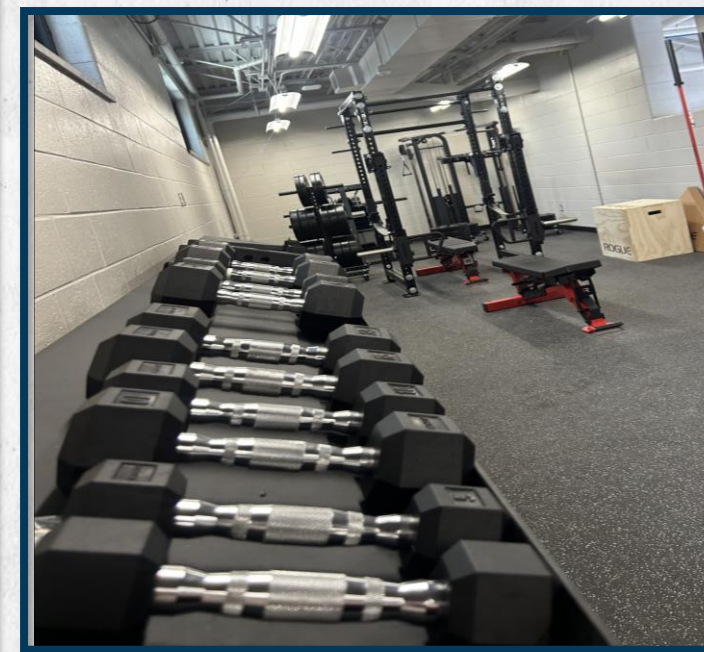
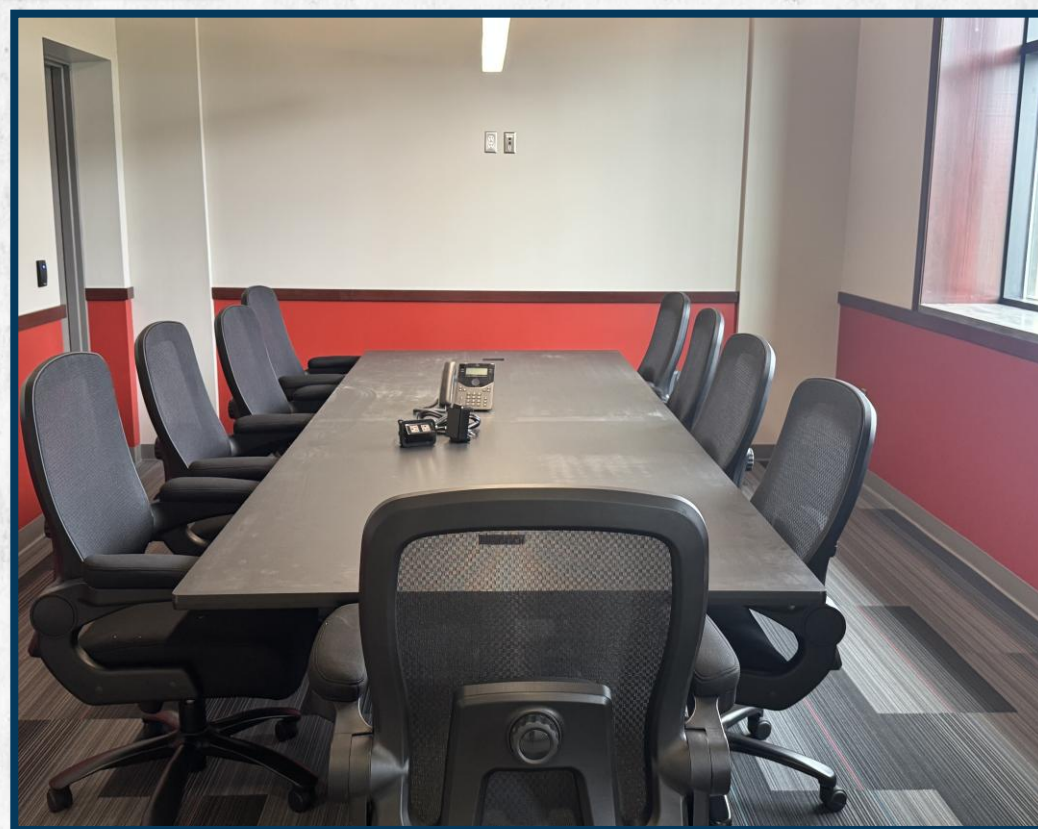


- Exercise equipment for Fire Stations #1 & #5. (2025)
- Fire Station #1 utility pole and guy wire relocation. (2025)
- Fire Station #5 fiber optic installation. (2025)
- Heavy-duty extractors (2024)
- Demolition of the former Habitat for Humanity building for Fire Station #1 (2021)





Supporting the Warren Fire Department



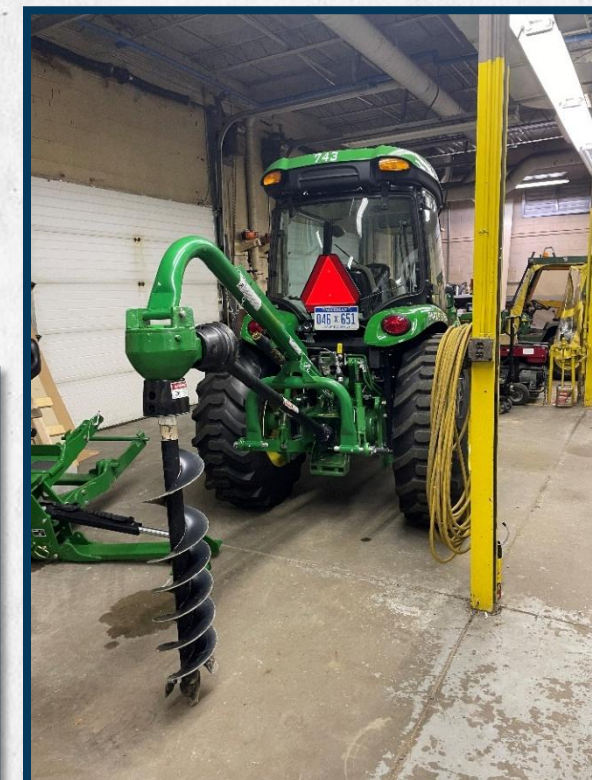


Supporting the Parks and Recreation Department



DDA

- Flowers for City Square, W.C.C., & along Van Dyke (annual)
- Community center flood repairs (2025)
- Pool repairs (2025)
- Warren Community center pool audio upgrades (2025)
- Purchase of tables & chairs for community events (2025)
- Purchase & installation of steam room steamer (2024)
- Community Center pool improvements (2024)
- City square fountain pump replacements (2024)
- Internet for gate access at dog park (2024)
- Purchase & installation of Bryx alerting system (2024)
- Community Center water slide repairs (2024)
- Tractor, Backhoe, & Post-Hole Digger (2023)
- Equipment Trailer (2023)
- Ice rink from America arena (2023)
- Sierra 3500 Rugby Dump Truck (2023)
- Fitness Center Equipment for W.C.C. (2023)
- Electrical installation at Beebe Park & Essex Park(2022)
- Upgrade W.C.C. fire alarm (2022)
- Power installation in the dog park (2021)
- New roof at parks and recreation transportation garage. (2021)
- Ice rink replacement. (2020)
- Ice rink furnace replacement (2020)
- Landscape Plan for Beebe Park (2020)

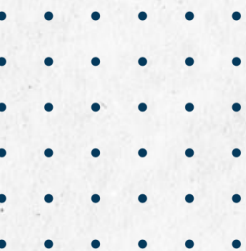


Parks & Recreation Support: W.C.C. Water Slide

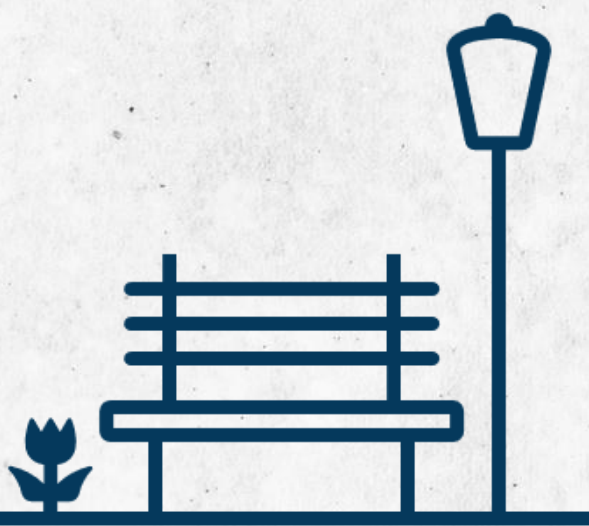
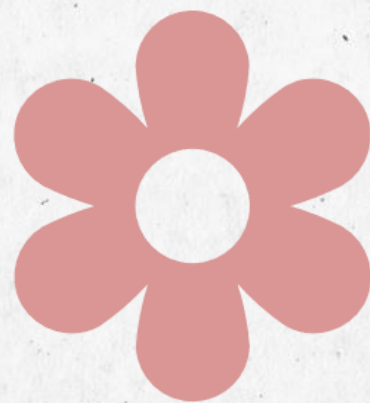
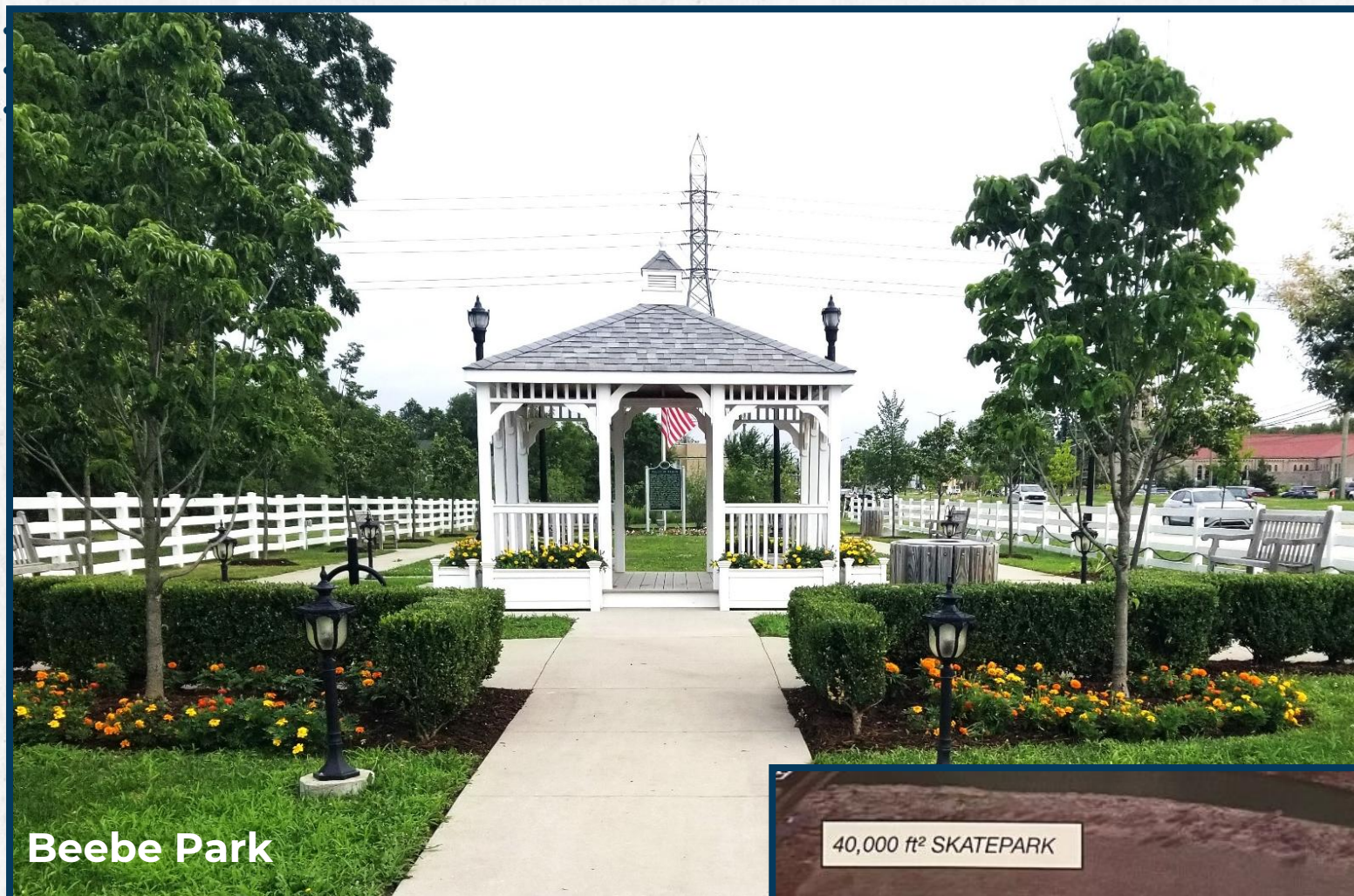
Before



After

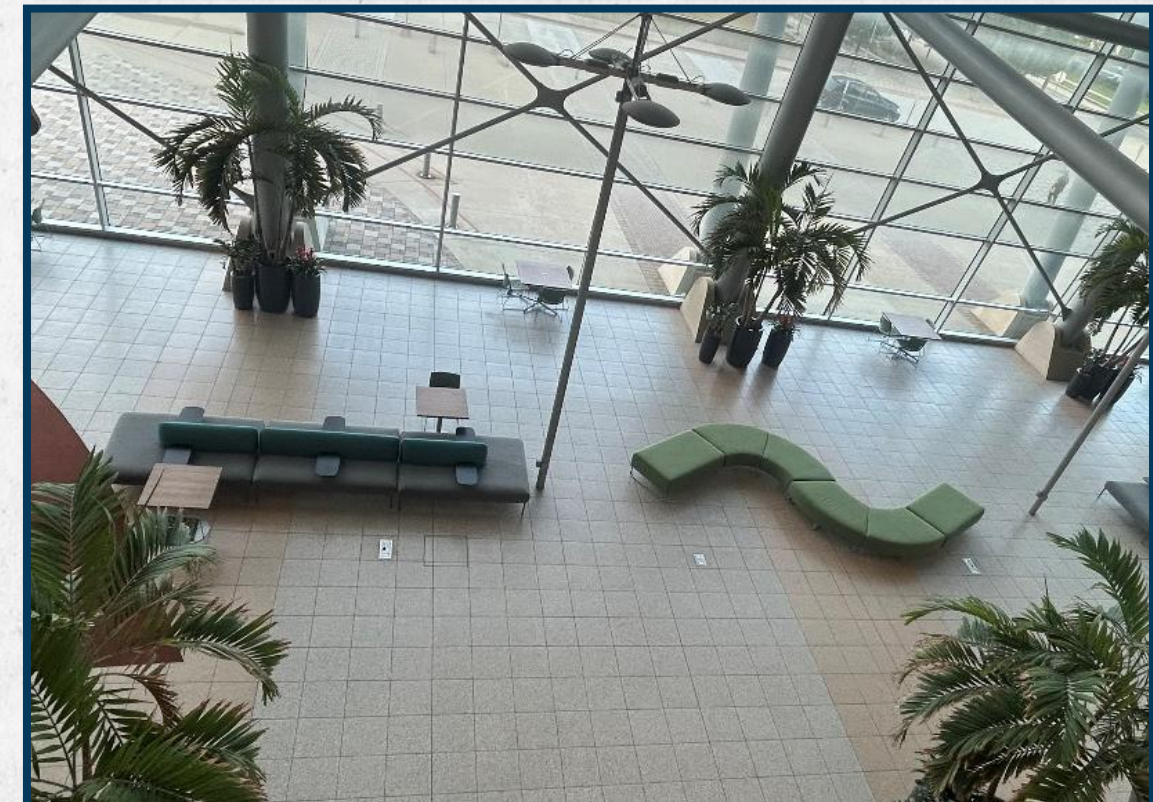


Parks Upgrades



Misc. City Support

- Restoration of Beebe building, 5959 Beebe St. (2025)
- Parking garage and clock tower joint sealing (2025)
- Upgrade City Hall parking garage (2025)
- Elevator repairs (2025)
- Microsoft Office Licensing (2025)
- Warren Community Center Wi-Fi project (2025)
- ADA compliance/upgrades: braille signs, railings, grab bars, etc. (ongoing)
- Purchase/install exterior lighting at City Hall (2024)
- Pavement repairs (2024)
- Furniture for City Hall (2024)
- Upgrade City's communication infrastructure (2024)
- Building security and automation installation (2024)
- Purchase/install Bryx alerting system (2024)
- Cradlepoint wireless modems (2023)
- City Hall parking garage repairs (2023)
- Upgrade Metasys (2023)
- City Hall roof replacement/upgrade. (2023)
- City Hall and Civic Center library roof repairs (2023)
- Carpeting for City Hall (2023)
- P.D. issued cell phones (2023)
- City square pavement enhancement (2022)
- Phone system update (2022)
- Loose and miscellaneous equipment (2022)
- Department computer replacements (2022)
- Police department fuel tank renovations (2021)
- Police Department elevator repair (2021)
- Furnishing and tree planting (2020)
- Landscaping (annual)
- Holiday decorations (annual)
- Storm water and pavement improvements. (2020)
- Repair damage of street and guardrail at Civic Center & Cole (2020)
- Police department fire alarm replacement. (2020)
- Planterra horticulture services (annual)



Warren Birthday Bash



- Entertainment
- Fireworks
- Drones



Town Center

COMMUNITY PLANNING SESSION



Link: <https://www.cityofwarren.org/town-center-development-project/>



Town Center





TIFA

Tax Increment Finance Authority



Tax Increment Finance Authority (TIFA)



What is the TIFA

A public body investment, improve infrastructure, prevent blight, and stimulate economic development within the district.



TIFA works to:

- Attract and retain businesses
- Improve infrastructure and streetscapes
- Prevent blight and protect property values
- Promote economic growth and community events



Where TIFA Funds Come From

TIFA funding primarily comes from business property taxes within the district. Through Tax Increment Financing (TIF), a portion of the increased tax revenue generated from new investments and rising property values is captured and reinvested locally.

This is **not** an additional tax on residents. Without a TIFA in place, these funds would go to other taxing jurisdictions. The TIFA ensures this revenue stays in the community to support infrastructure improvements, attract and retain businesses, and promote long-term economic growth.

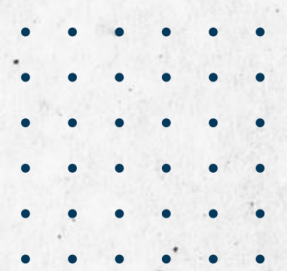
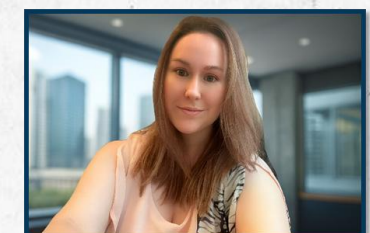


Board Members

- Hassen Charara – Chairperson
- Eric Hunter – Vice Chairperson
- Susan McHugh-Cilia – Member
- Ronald Gerst – Member
- Helen Hicks – Member
- Joseph Toupin – Member
- Kabir Ahmed – Member
- Jim Hensley – Member

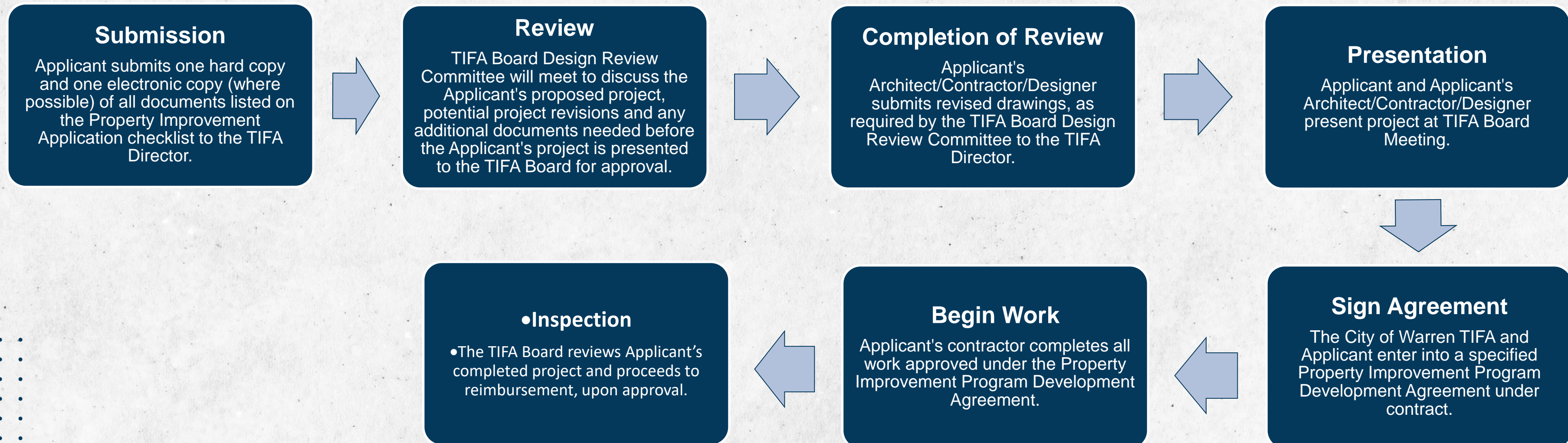
Administration:

Tom Bommarito
Tiffany Nawrocki
Olivia Cereska



TIFA Property Improvement Program

Application Summary

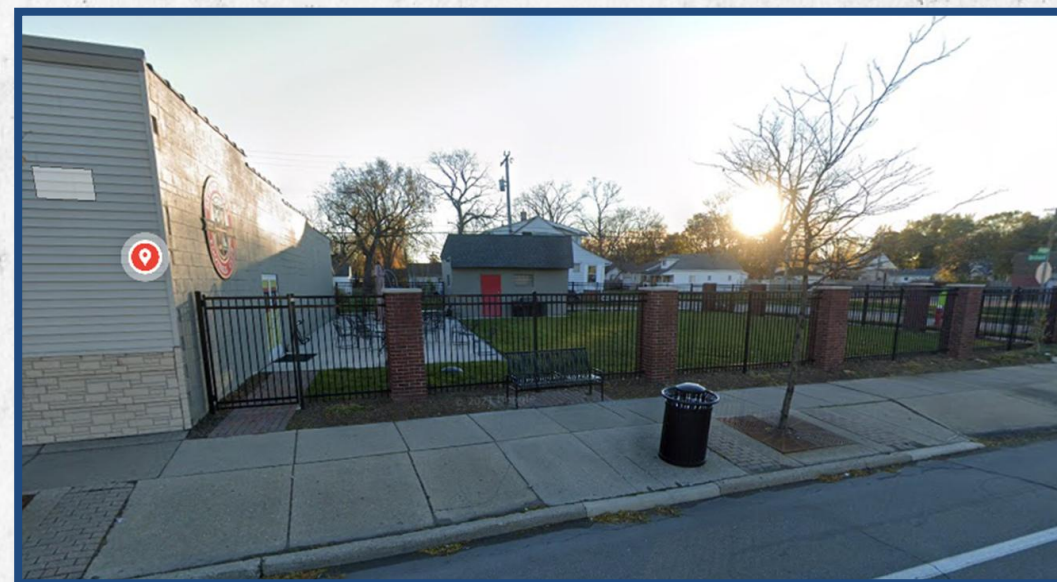


Facade Improvements

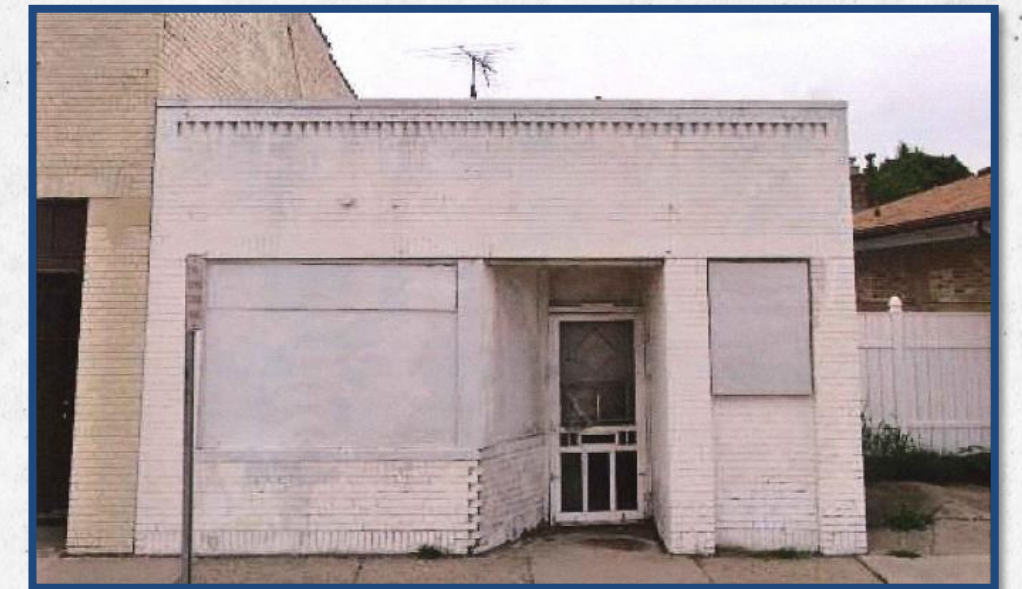
Great Lakes Tent Co.
23425 Van Dyke Ave,
Warren, MI 48089



**Detroit Rugby Football
Club Clubhouse**
21618 Van Dyke Ave,
Warren, MI 48089



Bottega 13
22655 Van Dyke Ave,
Warren, MI 48089



TIFA Impact Over the Years

- Additional funding for Essex Park upgrades (2025)
- Funding for eight light fixtures to be used along the corridor (2025)
- Support The State of Eight Leadership Luncheon for networking the district (2025)
- Replace and Reinstall Equipment for South Van Dyke Video System (2025)
- Resolution for sale of 22005 Van Dyke/purchase of 23209 Van Dyke (2024)
- Support The State of the Eight Networking Event (2024)
- Battery Warehouse mural: 23838 Van Dyke Ave (2024)
- Van Dyke Corridor Plan (2023)
- Equipment for DPMI (ongoing)
- Bike racks, trash receptacles, & benches for the south end (ongoing)
- Event Support
 - Cruisin 53 (annual)
 - Velocity Small Business Seminars (2024 & 2025)
 - SBA Seminar (2025)



Corridor Plan

Corridor Design Improvement Categories

- Mobility
- Beautification
- Community Branding

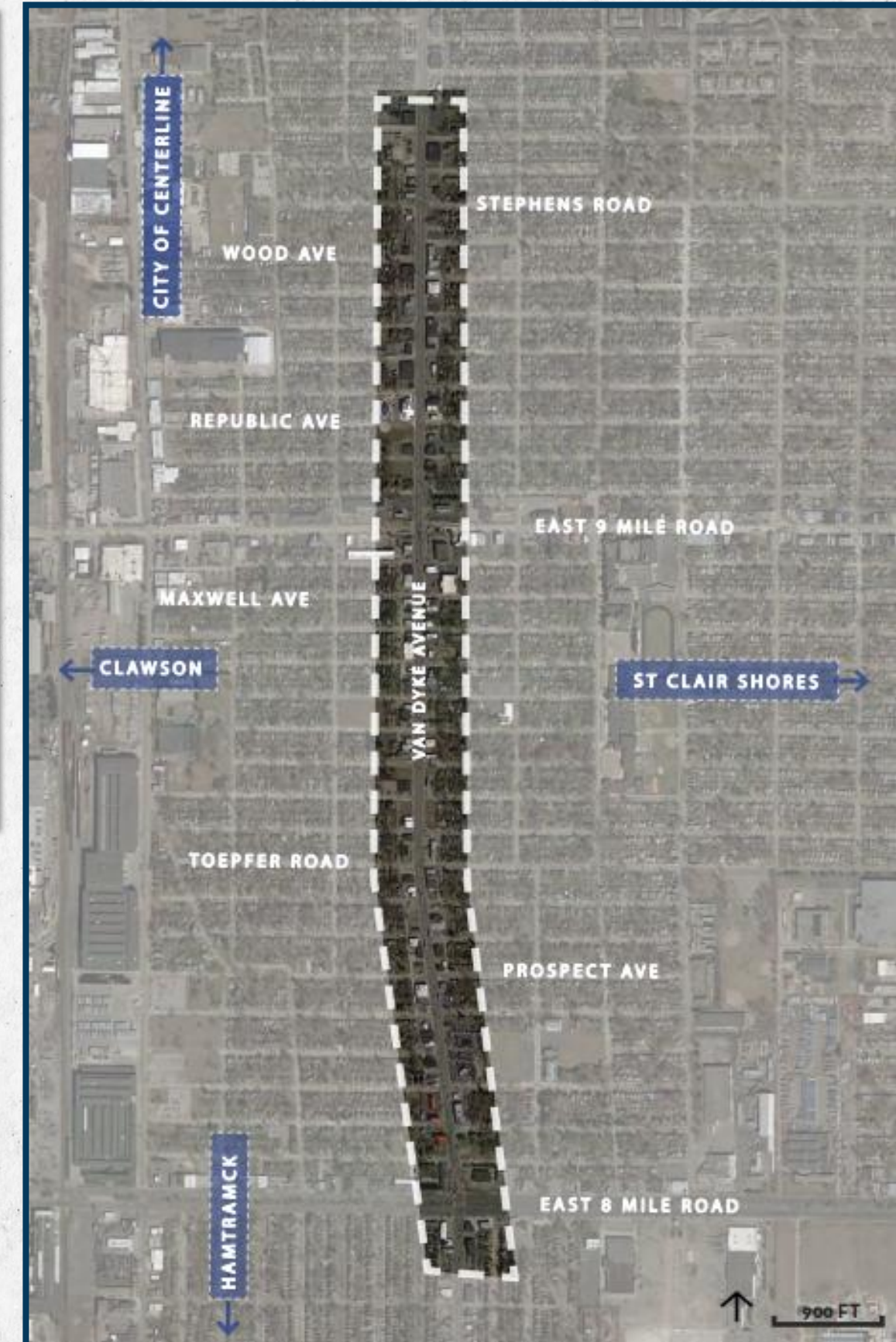


Beautification-Focused Design Interventions

- Expansion of Street Tree Canopy
- Vegetated Median Islands
- Landscaping and Screening of Existing Parking Areas
- Stormwater Management
- Areas of Special Paving
- Revitalization and Activation of Vacant

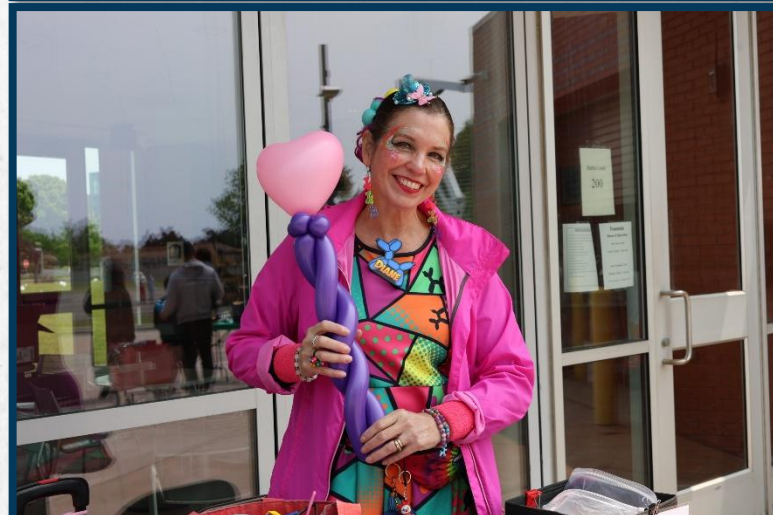
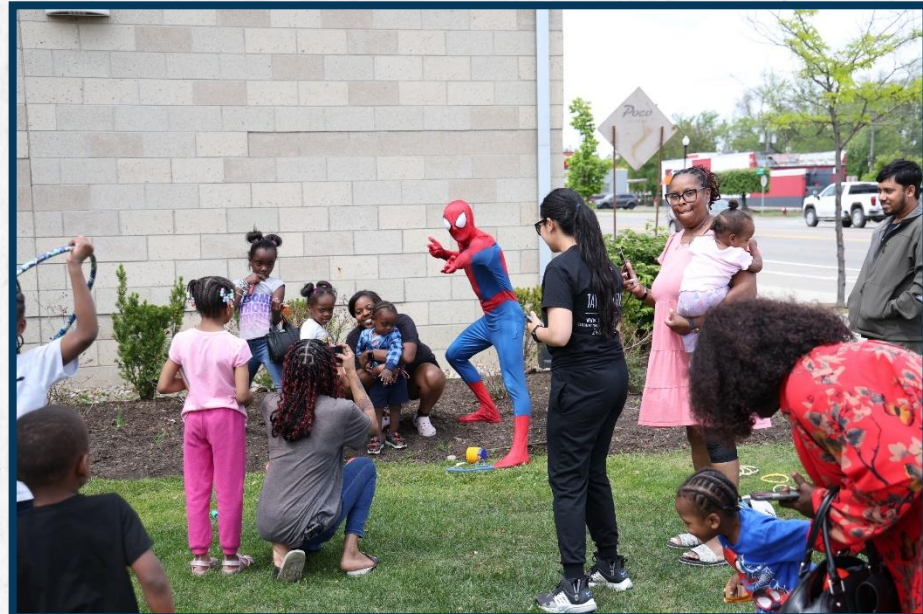
Mobility-Focused Design Interventions

- Protected Bike Lanes
- Enhanced Non-Motorized Network Connections
- Improved Sidewalk Pavement & Formalized Pedestrian Crosswalks
- Expanded Streetscape Lighting
- Pedestrian and Transit Stop Amenities



Cruisin 53

- Ice cream cart (2025)
- Purchase bottles of water (2025)
- Purchase of ice cream and candy (2025)
- Purchase of fruit snacks (2025)
- Character Meeting and Greet: Spiderman (2025)
- Rosco the Clown (2025)
- Reputa – J Geils Tribute Band (2025)
- Airbrush Face Painting (2025)
- Balloon Artist (2025)
- Miniature Motorways (2025)
- Nuclear Beast Obstacle Course (2025)
- Video Game Trailer (2025)



Mural Projects

Meet the Artist

“My name is Haylie Mousseau. I am a mural artist specializing in creating vibrant and captivating artworks. My passion lies in using bright and bold colors to bring life and energy to any space I work on and my goal is to make the world more colorful through art and collaboration”

<https://hayliemousseau.com/>



One mural is complete at Battery Warehouse of Michigan, 23838 Van Dyke Ave, bringing vibrant color and energy to the district. Another exciting project is in the works—stay tuned for more details once plans are finalized!

Fire Station 1



New Fire Station 1 (below):
23211 Van Dyke, Warren, MI
48089



Former Fire Station 1 (above):
23232 Van Dyke, Warren, MI
48089





BRA

Brownfield Redevelopment Authority



Brownfield Redevelopment Authority (B.R.A.)

B.R.A.



What is the B.R.A

A public body established to promote the revitalization of underutilized or contaminated properties. The B.R.A. works to encourage investment, redevelopment, and reuse of these sites by leveraging incentives such as tax increment financing (TIF) to offset environmental cleanup and redevelopment costs.



Where B.R.A. Funds Come From

Tax Increment Financing (TIF): When a brownfield site is redeveloped, its property value — and property taxes — increase. The program now allows us to allocate funds to support housing development, further expanding its impact.



Example of BRA in Action

- If a former gas station property is found to have oil contamination, the BRA can use its funding to help the new developer cover the costs of environmental cleanup—making the land safe and ready for reuse.

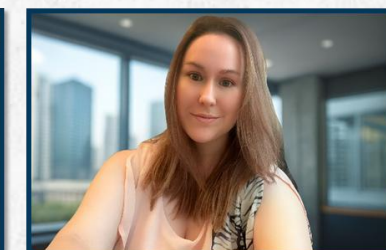


Board Members

- Gary Kiesgen – Chairman
- Glenn Eckert – Vice Chairman
- Zenon Kwik – Treasurer
- Micheal Smith – Secretary
- James Yarema – Member
- Lauren Schandevell – Member

Administration:

Tom Bommarito
Tiffany Nawrocki
Olivia Cereska



- **Young Supply Co. – 12350 E. Nine Mile:** Approved reimbursement agreement and consultant hire; ~ \$36M investment, brownfield cleanup, ~35 new job (2025)
- **Former Continental Mobile Home Community – 8 & Dequindre:** Accepted Brownfield application and hired consultant to review plan; ~ \$59.2M investment, demolition and environmental cleanup, 219-unit workforce housing, 186 construction jobs, 8 permanent jobs (2025)
- **Macomb South SOM, LLC – 13041 10 Mile & Schoenherr:** Accepted Brownfield application and hired consultant to review plan; ~ \$50M investment, 304-unit apartment complex (2025)
- **Capital 14 Hayes LLC – 15050 14 Mile & Hayes:** Approved Brownfield Plan assignment to S & G Real Estate, LLC and reimbursement agreement; ~ \$5.3M investment, demolition and site remediation, new gas station and market, 14 full-time jobs, 6 part-time jobs (2025)
- **N.P. Mound Rd. Industrial LLC – 23500 Mound Rd.:** Approved amended Brownfield reimbursement agreement; ~ \$210M investment, remediation and redevelopment of former GM plant; new industrial buildings and green space, DTE substation installation to increase electrical capacity (2025)
- **VIP Homes – 8525 Cole Drive (2025):** Approved 4th Brownfield Plan amendment for redevelopment of former Hartsig Junior High School; ~ \$35M investment, 138 residential units (46 one-bedroom, 92 two-bedroom), workforce housing; site cleaned and prepped, supports regional housing needs, consultant review approved (2025)





MSHDA Housing Tax Increment Financing (TIF) Program

What is Housing TIF?

Housing Tax Increment Financing (TIF) is a tool that helps communities create affordable and workforce housing without raising current taxes.

How it Works:

A new housing project is built. Property values (and property taxes) go up. The extra tax revenue (the “increment”) is set aside. This money helps cover the project’s eligible costs over time.

Why It’s Used:

- ✓ Fills funding gaps for housing projects.
- ✓ Supports housing for people earning up to 120% of the area’s median income.
- ✓ Encourages redevelopment of vacant or underused properties.

Why it Matters?

The housing TIF benefits the community in the following ways:

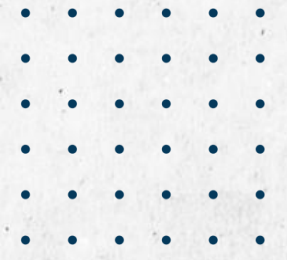
- More Housing Choices – Affordable options for local workers and families.
- Revitalized Properties – Turns empty or blighted spaces into vibrant neighborhoods.
- No Loss of Current Tax Dollars – Uses future growth in taxes, not today’s revenue.
- Stronger Local Economy – Attracts residents, businesses, and jobs.
- New residential development brings families, boosts school enrollment, and supports long-term district growth

Key Point:

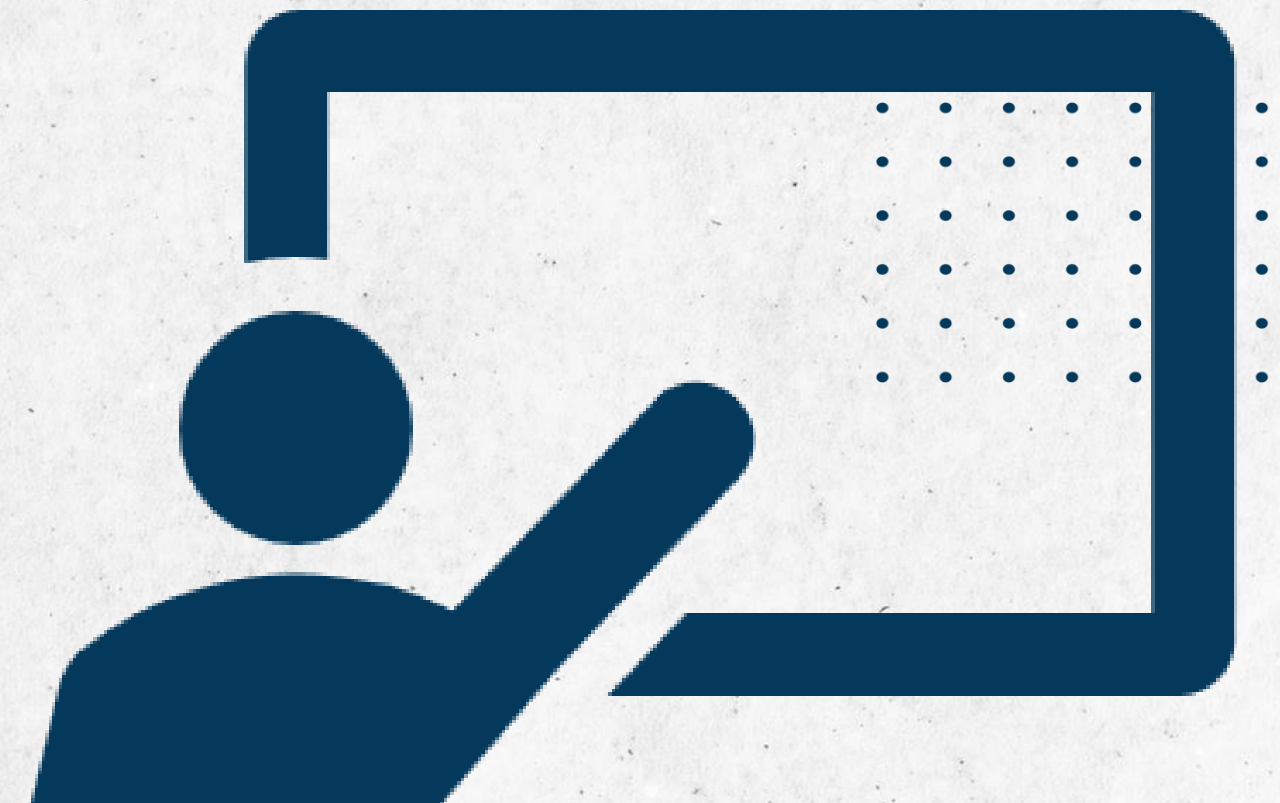
A Housing TIF is like using **tomorrow’s extra tax money** to pay for **today’s housing needs**.



Staff Training/Education



- Virtual RRC Training with MEDC
- M.D.A. Conference
- International Economic Development Conference
- GIS Training at Wayne State
- General Fair Housing Training
- Emotional Intelligence (EQ) Training
- Security Awareness Training
- Advanced Phishing Training
- Respect and Boundaries Training
- Entrepreneurial Economic Development Training - IEDC
- Michigan Main Streets Training
- Welcoming Customers with Disabilities Training
- SEMCOG Justice40 Communities Task Force
- Catalyst Communities Webinar: Rural Readiness: Building Capacity for Rural Solutions
- Small Business, Big Impact Webinar
- Small Business Workshop Series: Refreshing Your Brand to Stand Out and Succeed
- 8 Miles Boulevard Association (8MBA) Meetings
- DocuSign Training
- MCDR Complete Streets Design Guidelines: Partner Meeting
- Small Business Administration (SBA) Informational Seminar
- ADA Transition Plan Meetings
- EGLE: MiBrownfield Update Webinar
- Town Center Development Meetings
- Land Banks and Commercial Property Revitalization Webinar
- SEMCOG: Main Street Revitalization & Placemaking: Creating safe and Livable Main Streets
- Catalyst Communities: Changing Our Built Environment Paradigm
- MEDA 2025 Michigan Premier Economic Summit
- The Roll of Land Banks in Brownfield Revitalization Webinar





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 - [Homes For Sale](#)
 - [Community Development Loan Program](#)
 - [International Economic Development Council \(IEDC\)](#)
 - [MEDA: Why Economic Development](#)
 - [MEDC Page](#)
- [Downtown Development Authority \(DDA\) Page](#)
 - [DDA Boundary Map](#)
 - [Warren Town Center Retail Market Analysis](#)
 - [Warren Town Center Economic Impact Analysis](#)
 - [Town Center Planning Session](#)
 - [Van Dyke Avenue Corridor Study](#)
 - [MDA Resource Page](#)
 - [MDA: The Importance of Tax Increment Financing](#)
- [Tax Increment Finance Authority \(TIFA\) Page](#)
 - [TIFA Boundary Map](#)
 - [TIFA District Booklet/Magazine](#)
 - [Corridor Implantation Plan](#)
 - [Property Improvement Program](#)
 - [Property Improvement Program Brochure](#)
- [Brownfield Redevelopment Authority \(B.R.A.\) Page](#)
 - [MSHDA Housing Tax Increment Financing \(TIF\) Program](#)
 - [Department of Environment, Great Lakes, and Energy - Brownfield Redevelopment](#)



THANK YOU