

CITY OF WARREN DOWNTOWN DEVELOPMENT AUTHORITY MINUTES OF THE BOARD

Meeting held on October 1, 2025

A regular meeting of the City of Warren Downtown Development Authority was called for 3:00 pm on Wednesday, October 1, 2025.

Present:

Mayor Lori M. Stone
Michael Wiegand
Joseph Vicari
Oscar Zamora
Gina Cavaliere

Absent:

Hank Riberas
Tom Petzold
Gregory Jackson

1. Call to Order

Mayor Lori Stone called the meeting to order at 3:16 pm.

2. Roll Call

MOTION:

A motion was made by Mr. Wiegand, supported by Mr. Zamora, to excuse the absent members.

No opposition, the motion passed

3. Adoption of Agenda

MOTION:

A motion was made by Mr. Zamora, supported by Mr. Vicari, to adopt the agenda.

No opposition, the motion passed

4. Audience Participation

5. Approval of Minutes (September 10, 2025) (pg. 1)

MOTION:

A motion was made by Ms. Cavaliere, supported by Mr. Wiegand, to approve the September 10, 2025 minutes.

No opposition, the motion passed

6. Old Business (None)

7. New Business (pg. 12)

A. Request for Funding: Web Hosting Annual Renewal – Liquidweb (Shumon Hakim [pg. 12])

Mr. Hakim presented the annual renewal for web hosting services provided by Liquid Web LLC in the amount of \$6,492. He explained that Liquid Web hosts the City of Warren’s main website, the Warren Police Department website, the 37th District Court website, and manages all city domains and email accounts.

During discussion, Ms. Cavaliere questioned whether the hosting cost was a citywide expense and if it was an appropriate expenditure for the DDA. Mr. Knapp clarified that the web hosting expense has not been cost-allocated and is typically centralized within City Hall. He noted that only portions directly benefiting DDA-related operations should be charged to the DDA, with other portions funded from appropriate citywide sources. Ms. Michaels concurred with this clarification.

Mr. Hakim further clarified that the hosting is performed externally through Liquid Web’s cloud-based servers rather than through any in-house city infrastructure. Following discussion, a motion was made and supported to approve funding for the annual web hosting renewal with Liquid Web LLC in an amount up to \$6,492. The motion was contingent upon review and confirmation by the City Attorney’s Office and the Controller’s Office to ensure lawful and appropriate allocation of the expense to the DDA.

MOTION:

A motion was made by Ms. Cavaliere, supported by Mr. Zamora, to approve funding for the annual renewal of web hosting services provided by Liquid Web LLC in an amount up to \$6,492.00, contingent upon review and confirmation by the City Attorney’s Office and the Controller’s Office to ensure lawful and appropriate allocation of the expense to the DDA.

ROLL CALL:

The motion carried unanimously as follows:

Ms. Cavaliere	Yes
Mr. Zamora	Yes
Mr. Wiegand	Yes
Mr. Vicari	Yes
Mayor Stone	Yes

No opposition, the motion passed

B. Request for Funding: Network & Security Upgrade – Presidio Networked Solutions Group (Shumon Hakim [pg. 17])

Mr. Hakim presented a request for funding in the amount of \$1,081,005.87 for a network and security upgrade through Presidio Networked Solutions Group, LLC under Bid No. TRI-W-1702. He explained that the project involves upgrading the City’s network infrastructure, including all network switches, routers, and firewalls, as well as replacing UPS batteries located in various network closets. The upgrades also include the installation of next-generation firewalls to strengthen cybersecurity measures. Professional services performed by Presidio will cover the installation and related labor components.

During discussion, questions were raised regarding the number of locations included in the proposal and whether all sites should receive upgrades. It was noted that the Owen Jax Recreation Center is currently under consideration for potential demolition, and therefore, board members discussed possibly omitting this location from the scope of work should that decision move forward.

Mr. Hakim confirmed that if the City determines not to proceed with upgrades at certain sites they can be excluded from the project without issue. He also clarified that the last major network upgrade occurred in 2018, with the expected lifespan of the new system being approximately five to eight years.

MOTION:

A motion was made by Ms. Cavaliere, supported by Mr. Weigand, to approve funding for the network and security upgrade by Presidio Networked Solutions Group, LLC under Bid No. TRI-W-1702 in an amount up to \$1,081,005.87, contingent upon review of the appropriateness of the expenses as a DDA expenditure, with a report to be provided back to the board.

ROLL CALL:

The motion carried unanimously as follows:

Ms. Cavaliere	Yes
Mr. Wiegand	Yes
Mr. Zamora	Yes
Mr. Vicari	Yes

Mayor Stone Yes

No opposition, the motion passed

C. Request for Funding: Mold Evaluation Proposal at 29901 S. Civic Center Blvd. – G2 Consulting Services (Tom Bommarito [pg. 202])

Mr. Bommarito presented a request for funding in the amount of \$3,500.00 for mold evaluation services at 29901 South Civic Center Boulevard, formerly known as the Warren Racquetball Club. He explained that during ongoing work at the facility, potential mold concerns were identified, prompting the need for an environmental evaluation. G2 Consulting Group will conduct an inspection of the building to assess any environmental or mold-related issues and provide a detailed report of their findings.

MOTION:

A motion was made by Ms. Cavaliere, supported by Mr. Zamora, to approve funding for mold evaluation services at 29901 S. Civic Center Blvd. by G2 Consulting Group in the amount of \$3,500.00.

ROLL CALL:

The motion carried unanimously as follows:

Ms. Cavaliere	Yes
Mr. Zamora	Yes
Mr. Wiegand	Yes
Mr. Vicari	Yes
Mayor Stone	Yes

No opposition, the motion passed

D. Request for Funding: MDA Annual Conference – Michigan Downtown Association (Tom Bommarito [pg. 206])

Mr. Bommarito presented a request for funding in the amount of \$550.00 for staff of the DDA/TIFA Department to attend the Michigan Downtown Association (MDA) Annual Conference in Rochester. He explained that we are an active member of the Michigan Downtown Association, and this funding will cover the registration costs for two staff members to attend. As the event is local, no travel or lodging expenses are required.

Mr. Bommarito noted that he and Ms. Nawrocki plan to attend the conference, emphasizing the importance of professional development and networking opportunities provided through participation in MDA events. Several members

expressed their support, noting the value of continued education and collaboration with peers in downtown and economic development across the state.

MOTION:

A motion was made by Mr. Wiegand, supported by Ms. Cavaliere, funding for staff of the DDA/TIFA Department to attend the Michigan Downtown Association Annual Conference, by the Michigan Downtown Association, in the amount of \$550.00, with authorization to issue check.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Wiegand	Yes
Ms. Cavaliere	Yes
Mr. Zamora	Yes
Mr. Vicari	Yes
Mayor Stone	Yes

No opposition, the motion passed

- E. Request for Funding: Hazardous Materials Abatement and Interior Demolition Services for 6020 Chicago Rd. – Dore & Associates, Inc. (Tom Bommarito [pg. 217])

Mr. Bommarito presented a request for funding in the amount of \$39,800.00 for hazardous materials abatement and interior demolition services at 6020 Chicago Road by Dore & Associates, Inc. under Bid No. ITB-W-1643. He explained that the building, located just east of Mound Road, is currently undergoing improvements, including the installation of a new roof and completion of environmental testing. The proposed abatement and demolition work will clean and “white box” the interior, ensuring the building is in suitable condition for future use, whether leased or sold.

MOTION:

A motion was made by Mr. Vicari, supported by Mr. Zamora, to approve funding for hazardous materials abatement and interior demolition services at 6020 Chicago Road by Dore & Associates, Inc. under Bid No. ITB-W-1643 in the amount of \$39,800.00.

ROLL CALL:

The motion carried unanimously as follows:

Mr. Vicari	Yes
Mr. Zamora	Yes
Mr. Wiegand	Yes
Ms. Cavaliere	Yes

Mayor Stone

Yes

No opposition, the motion passed

8. Approval of the List of Bills (pg. 276)

The October 1, 2025 List of Bills was presented for approval. Mr. Knapp provided an update regarding a bond payment that was included for informational purposes. He explained that while bond payments are typically processed as automatic withdrawals, this particular payment was made by check due to Huntington Bank transferring its bond operations to another company. The total payment amounted to \$5,921,792, covering four separate bond issues.

Mr. Knapp noted that with this payment, the 2021 bond issue has been fully paid off. He further reported that one year remains on the 2014 bond, two years remain on the 2015 bond, and seventeen years remain on the 2023 bond. The 2023 bond issue pertains to the Fire Station project. These earlier bonds originally financed construction for the Warren City Hall and Community Center, totaling approximately \$75 million, with subsequent refinancings in later years for better interest rates.

MOTION:

A motion was made by Ms. Cavaliere, supported by Mr. Zamora, to approve the October 1, 2025 list of bills.

ROLL CALL:

The motion carried unanimously as follows:

Ms. Cavaliere	Yes
Mr. Zamora	Yes
Mr. Wiegand	Yes
Mr. Vicari	Yes
Mayor Stone	Yes

No opposition, the motion passed

9. Good of the Order

Several recent and upcoming community events and updates were shared:

1. Police Department Fundraiser – Wednesday, October 8, 2025 | All Day

The Warren Police Department's Community Policing Unit, in partnership with Blue HAL, will host a fundraiser at Buffalo Wild Wings. The event will run all day for dine-in or takeout orders. Flyers are available in the Mayor's Office and at the Police Department. Twenty percent (20%) of all proceeds will benefit families in need by providing turkeys and meals during the Thanksgiving holiday.

2. Gleaners Mobile Fresh Food Distribution – Bi-weekly | 2:00 PM

Gleaners Mobile Drive-Up has opened a drive-up food distribution pantry, located at Macomb Community College – South Campus. The program operates every other Tuesday from 2:00 PM to 4:00 PM and offers a variety of free groceries. The service is drive-up only, no appointment necessary. This initiative is especially helpful to households impacted by the ongoing federal government shutdown.

3. State of the City Address – Tuesday, October 21, 2025 | 6:00 PM

Mayor Stone announced that her second State of the City Address will be held at the Warren Community Center Auditorium. The event is free and open to the public, ADA accessible, and will include ASL interpretation. Community members are encouraged to attend and RSVP in advance.

4. Community Check-In – Rescheduled:

The final Community Check-In of the year has been rescheduled from October 23 to October 29, 2025, due to a scheduling conflict with the Parks and Recreation Department's Harvest Treat event. Residents are encouraged to attend and participate in continued community discussions and updates.

10. Next DDA Regular Meeting is scheduled for Wednesday, November 5, 2025, at 3:00 PM, in the City Hall 1st Floor Conference Room.

11. Adjournment

MOTION:

A motion was made by Mr. Wiegand to adjourn.

The October 1, 2025 DDA meeting adjourned at 3:41 pm.

<div style="display: flex; align-items: center; justify-content: center;"><div style="font-size: 2em; margin-right: 10px;">X</div><div style="border-left: 2px solid blue; padding-left: 10px; text-align: left;"><div style="font-size: 0.8em; margin-bottom: 5px;">Signed by:</div><div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Tom Bommarito</div><div style="font-size: 0.7em; margin-bottom: 5px;">6F52A3F025A947D...</div></div></div> <div style="text-align: center; margin-top: 5px;"><div style="border-top: 1px solid black; width: 100%;"></div><div style="font-size: 0.8em;">Thomas Bommarito DDA Director</div></div>	<div style="display: flex; align-items: center; justify-content: center;"><div style="font-size: 2em; margin-right: 10px;">X</div><div style="border-left: 2px solid blue; padding-left: 10px; text-align: left;"><div style="font-size: 0.8em; margin-bottom: 5px;">Signed by:</div><div style="font-family: cursive; font-size: 1.2em; margin-bottom: 5px;">Lori M. Stone</div><div style="font-size: 0.7em; margin-bottom: 5px;">D25EC2BDD7A2480...</div></div></div> <div style="text-align: center; margin-top: 5px;"><div style="border-top: 1px solid black; width: 100%;"></div><div style="font-size: 0.8em;">Lori M. Stone Mayor</div></div>
--	--