

**City of Warren  
Brownfield Redevelopment Authority (B.R.A.)  
Minutes of the Board**

**Meeting Held on Tuesday, October 7, 2025**

A regular meeting of the Brownfield Redevelopment Authority of the City of Warren was called to order at 10:00 a.m. on Tuesday, October 7, 2025, in the Township Conference Room located on the 2<sup>nd</sup> floor of Warren City Hall.

**BOARD MEMBERS PRESENT**

Gary Kiesgen  
Zenon Kwik  
Glenn Eckert  
Mike Smith  
Lauren Schandavel

**BOARD MEMBERS ABSENT**

James Yarema

**1. CALL TO ORDER**

The meeting was called to order at 10:00 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. Kiesgen, supported by Mr. Eckert, to adopt the October 7, 2025 agenda.

**No opposition, motion passed**

#### **4. AUDIENCE PARTICIPATION (None)**

#### **5. APPROVAL OF THE MINUTES (pg. 1)**

##### **Motion:**

A motion was made by Mr. Kwik, supported by Mr. Kiesgen, to approve the minutes from the June 3, 2025 Brownfield meeting.

##### **No opposition, motion passed**

#### **6. NEW BUSINESS (pg. 9)**

##### **A. Brownfield Plan Amendment #4 - 8525 Cole Drive (pg. 9)**

The board discussed Brownfield Plan Amendment #4 for 8525 Cole Drive. The Brownfield plan amendment was previously received and reviewed by PSI, updated by SME, and deemed satisfactory. The board approved assigning the Brownfield Plan and Reimbursement Agreement from Cole Street Investments, LLC to Village at the Park, LLC to reflect the change in property ownership. The updated plan and agreement will proceed to City Council for a public hearing, scheduled for next Tuesday at 7:00 p.m. at the Community Center. Council may review a draft of the plan, with all material terms to be finalized prior to approval. The reimbursement agreement will be executed following Council action.

Development updates include relocating the detention pond to a more central location and eliminating the sub-grade/basement level, transitioning to a slab-on-grade structure. The building remains three stories, with a walkout design featuring three stories at the rear and two and a half stories at the front. The project includes 139 units with enhanced accessibility for seniors and no-step entries. Detention requirements were increased per DEQ standards, converting the previously shallow pond into a compliant detention facility.

The TIF capture increased from approximately 4.8 mils to 8.961 mils due to the inclusion of school taxes (state education and local operating) and a new MSHDA Housing Activity Fund. The MSHDA “GAP” mechanism was utilized to help bridge an estimated \$4 million funding shortfall between construction costs and feasible rents. The authority will receive a 10% administrative fee, with an 80/20 revenue split consistent with prior practice. Demolition and initial cleanup were completed by a previous party, and rights to TIF reimbursement have been transferred to the current developer as taxable value increases with construction.

The authority retains inspection and approval rights, and reimbursement requests will be reviewed by a consultant, such as PSI, to ensure compliance. Utilizing consultants is preferred over hiring in-house staff due to limited project volume. A typographical error referencing “S&G Development” (located on page 8) in the reimbursement agreement will be corrected before signatures. The project also includes a commercial redevelopment exemption to provide additional tax abatement. Council has previously expressed support for the development and is familiar with the Brownfield TIF structure. Board members emphasized the community benefits of converting a remediated site into new, senior-friendly housing and the positive potential impact on school district revenue.

**Motion:**

A motion was made by Mr. Eckert, supported by Mr. Kiesgen, to approve assignment of Brownfield Plan and Reimbursement Agreement from Cole Street Investments, LLC to Village at the Park, LLC

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Eckert	Yes
Mr. Kiesgen	Yes
Mr. Kwik	Yes
Ms. Schandavel	Yes
Mr. Smith	Yes

**No opposition, motion passed**

**7. OLD BUSINESS (None)**

**8. LIST OF BILLS (pg. 141)**

**Motion:**

A motion was made by Mr. Kwik, supported by Mr. Eckert, to approve payment of the bills listed.

**ROLL CALL:**

The motion carried unanimously as follows:

Mr. Kwik	Yes
Mr. Eckert	Yes
Mr. Kiesgen	Yes
Ms. Schandavel	Yes
Mr. Smith	Yes

*No opposition, motion passed*

## 9. ADJOURNMENT

**Motion:**

A motion was made by Mr. Kiesgen, supported by Ms. Schandavel, to adjourn the meeting at 10:18 a.m.

*No opposition, motion passed*

X

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Gary Kiesgen  
Brownfield Chairperson

X

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Thomas Bommarito  
Brownfield Director