



**TIFA BOARD MEMBERS**  
**Hassen Charara, Chairperson**  
**Eric Hunter, Vice Chairperson**  
**Susan McHugh-Cilia**  
**Ronald Gerst**  
**Helen Hicks**  
**Joseph Toupin**  
**Kabir Ahmed**  
**Jim Hensley**

**A REGULAR MEETING OF THE TIFA**  
**THURSDAY, DECEMBER 11, 2025 AT 9:00 A.M.**  
**AT THE BURNETTE BRANCH LIBRARY:**  
**23345 VAN DYKE**  
**WARREN, MI 48089**

**AGENDA**

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

- Motion to excuse absent members (if any)

**4. ADOPTION OF AGENDA**

- Motion to adopt the December 11, 2025 agenda

**5. APPROVAL OF MINUTES (November 13, 2025)**

- Motion to approve of the November 13, 2025 meeting minutes

**6. AUDIENCE PARTICIPATION**

**7. OLD BUSINESS**

- A. Update: Corridor Plan (Tom Bommarito)
- B. Business Climate and Community Engagement Survey (Tom Bommarito)

**8. NEW BUSINESS**

- A. Purchase of Vacant Land (Tom Bommarito)

B. Purchase Agreement for 23158 Van Dyke (Tom Bommarito)

**9. APPROVAL OF LIST OF BILLS (Attached)**

**10. GOOD OF THE ORDER**

**11. Next TIFA Regular Meeting is Thursday, January 8, 2026, at 9:00 AM, in the Maybelle Burnette Library**

**12. ADJOURNMENT**

➤ Motion to adjourn

**DDA/TIFA, CED, CDBG and BROWNFIELD**

# CITY OF WARREN TAX INCREMENT FINANCE AUTHORITY MINUTES OF THE BOARD

Meeting held on November 13, 2025

A regular meeting of the City of Warren Tax Increment Finance Authority was called for 9:00 a.m. on Thursday, November 13, 2025 held at the Burnette Branch Library, located at 23345 Van Dyke, Warren, MI 48089.

Present:

Hassen Charara, Chairman  
Eric Hunter, Vice Chair  
Jim Hensley  
Sue McHugh-Cilia (arrived at 9:02)  
Ronald Gerst  
Joseph Toupin  
Helen Hicks  
Kabir Ahmed (arrived at 9:05)

Absent:

**1. Call to Order**

The meeting was then called to order at 9:00 a.m.

**2. Pledge of Allegiance**

**3. Roll Call**

A motion was made by Mr. Hunter, supported by Mr. Gerst, to excuse absent members.

No opposition, the motion passed.

**4. Adoption of Agenda**

**Motion:**

A motion was made by Ms. Hicks, supported by Mr. Hunter, to adopt the agenda for November 13, 2025

No opposition, the motion passed.

## 5. Approval of Minutes (October 9, 2025)

### **Motion:**

A motion was made by Mr. Toupin, supported by Mr. Hensley, to approve the October 9, 2025 meeting minutes.

No opposition, the motion passed.

## 6. Audience Participation

## 7. Old Business

### A. Discussion: Van Dyke Corridor Plan Scorecard Results (Hunter Manikas)

Mr. Hunter provided an overview of the Van Dyke Corridor Plan priority scorecard results. Based on the responses received, the highest-scoring priorities include:

- Corridor branding initiative
- Establishment of a mixed-use zoning district
- Vacant Lot Activation Program
- Façade Improvement Program
- Consideration of a Retail Interior Improvement Grant

Hunter noted that some of these efforts are already underway. The DDA is currently collaborating with the Planning Department on new zoning regulations for the corridor, including the potential for an overlay district that would support increased building height, mixed-use (commercial/residential) development, and related enhancements.

Next steps include increasing outreach for the Façade Improvement Program and beginning discussions with Purchasing (Craig Treppa) regarding the development of an RFP for corridor branding services. A draft document will be circulated to the board for review prior to the next meeting.

Mr. Bommarito elaborated on the purpose of the corridor plan and its multi-layered approach. The plan's primary focus is on infrastructure improvements such as curbs, landscaping, safer crosswalks, and tree installations. As these physical improvements advance, the board can begin implementing "activation" strategies—initiatives like corridor branding, façade enhancements, and placemaking opportunities. These efforts are designed to attract developers, beautify the area, and make the corridor more inviting for investment.

He noted that the City has already secured approval and funding from MDOT for three mid-block pedestrian crossings along Van Dyke, with programming/design scheduled in 2028, and construction anticipated in 2030. MDOT has also initiated a new traffic study to explore additional pedestrian safety measures. Coordination with SEMCOG and the County will continue to advance infrastructure and mobility components of the plan.

**B. Discussion: Survey of TIFA Businesses (Tom Bommarito)**

Tom Bommarito introduced the concept of conducting a business survey within the TIFA district, noting that this effort aligns with the ongoing implementation work associated with the Van Dyke Corridor Plan. He explained that, in his experience serving on the Shelby DDA Board, similar surveys are being conducted to collect district-wide business feedback and inform long-term planning efforts.

Tom emphasized the progression of work currently underway:

- Infrastructure improvements
- Corridor plan development
- Implementation priorities
- Upcoming rewrite of the TIFA Development Plan

Because the Development Plan revision will be a major undertaking and tied to future funding, gathering direct input from businesses in the district is a critical next step. The proposed survey will focus on the commercial corridor only and will help identify business needs, desired support, and district priorities. The data collected will be used to guide future conversations and inform the rewrite of the Development Plan.

Tom noted that the survey process will be modeled after best-practice examples and will begin with issuing a Request for Proposals (RFP) for firms to conduct the survey. A second RFP will later be issued for a consulting team to lead the Development Plan rewrite.

An RFP Committee will be assembled to review submissions and make a recommendation. Two representatives from the TIFA Board are needed to serve on this committee alongside staff. Board members Hassen Charara and Helen Hicks volunteered to serve as representatives on the RFP Committee.

**Motion:**

A motion was made by Mr. Charara, supported by Mr. Hunter, to appoint Hassen Charara and Helen Hicks to the RFP committee.

No opposition, the motion passed.

**C. Update: Mural Project #2 - 21440 Van Dyke Ave (Tom Bommarito)**

Mr. Bommarito reported that Mural Project #2 is now complete. With the clear weather, he encouraged board members to stop by the site after the meeting for a group photo to accompany a press release announcing the mural’s completion.

Mr. Bommarito noted that Mural Project #3, planned for the DPMI Garage at Civic Center South, has been put on hold at this time.

He then provided an update on Mural Project #4, located on the wall behind 21805 Van Dyke. Concept development is underway, and the project is anticipated to kick off in spring 2026, pending final design review and preparation. Further updates will be shared as the timeline approaches.

**8. New Business (None)**

**9. Approval of the List of Bills**

A motion was made by Ms. Hicks, supported by Mr. Ahmed, to approve the release of payments as outlined in the November 13, 2025, List of Bills

**Roll Call:**

Ms. Hicks	Yes
Mr. Ahmed	Yes
Ms. Cilia	Yes
Mr. Hunter	Yes
Mr. Gerst	Yes
Mr. Toupin	Yes
Mr. Hensley	Yes
Mr. Charara	Yes

No opposition, the motion passed.

**10. Good of the Order**

**Update: Housing Rehabilitation – John B. Area (Helen Hicks)**

Helen reported that rehabilitation work continues in the John B. area in southern Warren. A new roof is being installed this week on the first home. The homeowner also received a second grant to assist with renovating the neighboring house.

One home is undergoing a full renovation after previously being slated for demolition, and the second home—formerly vacant—will soon be occupied by a new family. Helen clarified that these projects are strictly owner-occupied and do not involve landlords.

**Update: SEMCOG Planning Assistance Grant – Stephens Corridor Study (Hunter Manikas)**

Hunter announced that the city recently received a SEMCOG Planning Assistance Grant to conduct a multi-community study along Stephens Road in coordination with Center Line, Eastpointe, and St. Clair Shores. The study will explore ways to better connect the communities through improvements such as bike lanes, streetscape enhancements, plantings, and expanded trail connections. The project aims to build upon Warren’s existing Iron Belle Trail (IBT) along Van Dyke, with the long-term goal of extending connectivity along Stephens.

SEMCOG has requested that Warren designate a business owner from the district to participate in the committee. Approximately three meetings are expected, each about an hour in length. Hunter invited board members to volunteer, noting that meeting dates will be scheduled once responses of interest are received next Tuesday.

**11. Next TIFA Regular Meeting is Thursday, December 11, 2025, at 9:00 AM, in the Burnette Branch Library**

**12. Adjournment**

**Motion:**

A motion was made by Mr. Hunter, supported by Mr. Hensley, to adjourn.

The motion passed unanimously.

Meeting adjourned at 9:21 a.m.

Signed by:  
**X** *Hassen Charara*  
8743E4C3B768428...  
Hassen Charara  
TIFA Chairperson

Signed by:  
**X** *Tom Bommarito*  
0F52A3F025A947B...  
Tom Bommarito  
TIFA Director

Minutes prepared by: Tiffany Nawrocki  
DDA/TIFA Assistant  
Phone: (586) 574-4676  
E-mail: [tnawrocki@cityofwarren.org](mailto:tnawrocki@cityofwarren.org)



**DDA / TIFA DIRECTOR'S OFFICE**

ONE CITY SQUARE, SUITE 215  
WARREN, MI 48093-6726  
(586) 574-4529  
[www.cityofwarren.org](http://www.cityofwarren.org)

**To:** TIFA Board Members  
**From:** Tom Bommarito, TIFA Director  
**Date:** 11/13/2025  
**Subject:** Discussion – Business Climate and Community Engagement Survey

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**Background:**

The Charter Township of Shelby Downtown Development Authority (DDA) recently issued a Request for Proposals (RFP) for a *Community Engagement and Business Climate Survey* to better understand the needs, perceptions, and challenges of businesses operating within its DDA District.

The purpose of the initiative is to establish a baseline measurement of business sentiment, identify barriers to success, and gather data to guide future DDA programs, investments, and communication strategies. Shelby Township's project may serve as a useful model for the Warren TIFA District as we consider similar outreach to businesses within our district.

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**Project Overview:**

Shelby Township's RFP requested a consultant to:

- Measure **perceptions of the current business climate** within the DDA district.
- Identify **ways the DDA can better support** its member businesses.
- Determine **key challenges and opportunities** facing local business owners.

The selected consultant was responsible for developing survey instruments, administering surveys (online, phone, and/or in-person), analyzing results, and presenting findings to DDA staff and officials in a final report with actionable recommendations.

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**Scope of Work (Shelby Township Model):**

1. **Kickoff / Strategy Session** – Define project objectives, methodology, and success measures with DDA staff.
2. **Survey Development** – Draft and finalize survey instruments, sampling plan, and project timeline.

3. **Survey Administration** – Distribute the survey through multiple outreach channels (email, SMS, QR codes, phone, or printed options) to ensure representative participation.
  4. **Data Analysis and Reporting** – Evaluate survey results and identify key trends impacting district businesses.
  5. **Presentations** – Deliver findings and recommendations to DDA staff and elected officials.
- 

**Bidding Results (Shelby Township):**

Shelby Township received proposals from several firms, **three of which were McKenna Associates, The Rise Group, and Plante Moran Realpoint.**

Quoted project costs ranged between **\$18,000 and \$25,000**, depending on the consultant's proposed methodology, scope of outreach, and level of data analysis.

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**Potential Benefits for Warren TIFA:**

A similar study could provide the TIFA with valuable data to:

- Assess the current business environment and overall sentiment within the district.
- Identify opportunities to improve TIFA programs, incentives, and outreach.
- Address barriers to redevelopment and investment.
- Strengthen engagement and communication with business and property owners.

These insights could help guide future project prioritization and ensure that TIFA initiatives align with the needs of the district's business community.

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**Recommendation:**

Staff recommends that the TIFA Board discuss whether there is interest in pursuing a *Business Climate and Community Engagement Survey* for the Warren TIFA District.

If the Board is supportive, staff will prepare a draft scope of work modeled after Shelby Township's RFP and solicit proposals or quotes from qualified consulting firms for review at a future meeting.

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*Respectfully submitted,*



**Tom Bommarito**

TIFA Director

City of Warren DDA/TIFA Department

**WARREN TIFA**

Item 9

**12/11/2025**

Required Formal Approval of the Following:

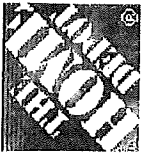
<b>PAYEE</b>	<b>DATE OF INVOICE</b>	<b>GL Account #</b>	<b>AMOUNT</b>	<b>Invoice #</b>	<b>PO#</b>	<b>DETAILS</b>
SHAHADAT KHANDAKER	REVIEWED NOVEMBER/ DECEMBER 2025	-	\$7,064.06	-	-	FAÇADE IMPROVEMENT GRANT FOR 22741 VAN DYKE - SHAHADUT KHANDAKER
<b>TOTAL:</b>			<b><u>\$7,064.06</u></b>			

SHAHADUT KHANDAKER FAÇADE IMPROVEMENT: 22741 VAN DYKE - PROOF OF PAYMENT

Company	Item	Price	Check No.	Comments
The Home Depot	Spray Paint	12.68	Receipt	
	Spray Paint	25.36	Receipt	
	Outside Paint	202.84	Receipt	
	Outside Paint	226.45	Receipt	
	Outside Paint + Brick Glue	101.70	Receipt	
	Door Siding Wood	32.31	Receipt	
	Door Wood	54.10	Receipt	
	Window Awning	117.66	Pick Up Confirmation	Online Order
Sabiston	Out Side Door Block Brick	167.16	Receipt	
	Glass Block + Wave 3x8x8	429.30	Receipt + PO	
Menards	Screws	6.35	Receipt	
	Siding	6.36	Receipt	
	Siding	464.63	Receipt	
	Siding	20.66	Receipt	
	Door Wood	35.55	Receipt	
M & S Commercial Windows LLC	2 Metal Doors Installed	5,800.00	Invioce	Stamped "PAID", Company confirmed payment on 12/04/2025
	Aluminum Door Installed	2,900.00	Invioce	Stamped "PAID", Company confirmed payment on 12/04/2025
	3 Windows Installed	3,525.00	Invioce	Stamped "PAID", Company confirmed payment on 12/04/2025
<b>Total:</b>		<b>14,128.11</b>		

Stray Paint

How do I get more done.



660 WEST 12 MILE ROAD  
MADISON HEIGHTS, MI 48071 (248)591-7520

2731 00012 78720 10/31/24 10:47 AM  
SALE CASHIER JALEN

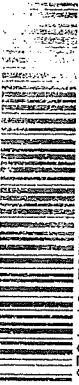
020066421045 2X FLTBLK <A>  
PAINTERS TOUCH 2X FLAT BLACK  
4@5.98

MLP Savings \$1.00 11.96

SUBTOTAL 11.96  
SALES TAX 0.72  
TOTAL \$12.68  
STORE CREDIT 0.35  
CARD BALANCE

XXXXXXXX4004  
CARD BALANCE

2731 10/31/24 10:47 AM



2731 12 78720 10/31/2024 5099

RETURN POLICY DEFINITIONS  
POLICY ID 9C  
DATE POLICY EXPIRES ON 01/29/2025

Stray Paint

Blk

How doers get more done.



660 WEST 12 MILE ROAD  
MADISON HEIGHTS, MI 48071 (248)591-7520

2731 00051 73380 10/14/24 06:47 PM  
SALE CASHIER MYA

020066421045 2X FLTBLK <A>  
PAINTERS TOUCH 2X FLAT BLACK  
4@5.98

MLP Savings \$2.00 23.92

SUBTOTAL 23.92  
SALES TAX 1.44  
TOTAL \$25.36  
CASH 30.45  
CHANGE DUE 5.09

2731 10/14/24 06:47 PM



2731 51 73380 10/14/24

RETURN POLICY DEFINITIONS  
POLICY ID 1  
DATE POLICY EXPIRES ON 01/29/2025

out side paint



How doers get more done.

MADISON HEIGHTS, MI 48071 (248)591-7520

2731 00052 65665 10/01/24 04:20 PM SALE SELF CHECKOUT

0749544303 GS WD 120Z <A> 6.48  
60# STUFF WINDOW & DOOR 120Z  
039645110164 60# CONCRETE <A>  
60LB QUIKRETE CONCRETE MIX 8.96  
204.48  
082474430019 PPEXTFLDPBSG <A> 87.96  
BEHR PPE 4300 FLAT DEEP 1160Z  
2043.98  
082474995372 EXT PAINT <A>  
BEHR PPE 4400 FLAT MED 1200Z  
2043.98

SUBTOTAL 191.36  
SALES TAX 11.48  
TOTAL \$202.84  
CASH 203.00  
CHANGE DUE 0.16

2731 10/01/24 04:20 PM



2731 52 65665 10/01/2024 3706

RETURN POLICY DEFINITIONS  
POLICY ID 30 POLICY EXPIRES ON  
A 1 12/30/2024

out side paint



How doers get more done.

MADISON HEIGHTS, MI 48071 (248)591-7520

2731 00052 67984 10/02/24 02:41 PM SALE SELF CHECKOUT

077089147124 ROLL COVER <A> 5.17  
BETTER 9 X 1 1/4 IN KNIT POLY ROLL  
077089181333 2"UTLTYBRUSH <A> 3.98  
ECON 2.0 FLAT BASIC BRUSH  
077089211122 ORNSWRPRFRM <A> 4.48  
9 IN HD ROLLER FRAME - ORG HNDLE  
082474430057 PPEXTFLDPBSG <A> 200.00  
BEHR PPE 4300 FLAT DEEP 4.53GL

SUBTOTAL 213.63  
SALES TAX 12.82  
TOTAL \$226.45  
USD\$ 226.45  
VISA CREDIT  
AUTH CODE 002809/1524760  
Chip Read  
AID A00000000031010

2731 10/02/24 02:41 PM



2731 52 67984 10/02/2024 6331

RETURN POLICY DEFINITIONS  
POLICY ID 90 POLICY EXPIRES ON  
A 1 12/31/2024

out side paint + Brick Glu



How doers get more done.

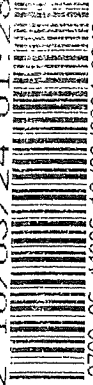
MADISON HEIGHTS, MI 48071 (248)591-7520

2702 00036 44226 10/03/24 01:28 PM SALE CASHIER KAREN

082474995372 EXT PAINT <A> 7.96  
10.107 SIKALITY MORTAR FIX  
082474430057 EXT PAINT <A>  
BEHR PPE 4400 FLAT MED 1200Z  
2043.98

SUBTOTAL 95.94  
SALES TAX 5.76  
TOTAL \$101.70  
CASH 102.00  
CHANGE DUE 0.30

2702 10/03/24 01:28 PM



2702 36 44226 10/03/2024 9946

RETURN POLICY DEFINITIONS  
POLICY ID 90 POLICY EXPIRES ON  
A 1 01/01/2025

Awnings



# Pick Up Confirmation

2/01/2025, 12:49 PM EST

Store # 2731

Released by AMT2YT8

Store Phone # (248) 591-7520

Location 660 W 12 MILE RD, MADISON HEIGHTS, MI 48071

## Customer Information

Shahadat Khandaker



Order # WM96247363

Order Date 01/28/2025



Will Call



Alternate Pickup Person  
Shahadat Khandaker



Pickup Location  
The Home Depot #2731

Special Order Products	SKU #	Qty Remaining	Previously Released	Qty Released
ANGELES HOME				
01 48 in. x 40 in. Polycarbonate Outdoor Front Door Window Awning Door Canopy Exterior in Black	1012532544	0	0	1

\$117.66

Next Page  
→

[←](#) Thank you for your pickup...



[Take a survey](#)

### Order Details

Shahadat Khandaker

Order Number: [REDACTED]

Order Date: January 28, 2025

### All items

1 item



**48 in. x 40 in.  
Polycarbonate Outdoor  
Front Door Window Awning  
Door Canopy Exterior in  
Black**

Store SKU #1012532544

Internet #331935511

1 x \$111.00 **\$111.00**

### Your total

Subtotal	\$111.00
Delivery	FREE
Sales Tax	\$6.66
<b>Total</b>	<b>\$117.66</b>

[Check order status](#)

Door siding wood



How doers get more done.

660 WEST 12 MILE ROAD  
MADLSON HEIGHTS, MI 48071 (248)591-7520

2731 00003 62384 10/08/24 04:12 PM  
SALE CASHIER BILAL

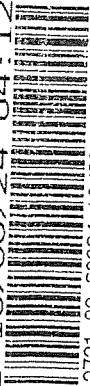
70396811565 1X4-8 PT <A>  
1X4-8FT PT GC WEATHERSHIELD  
6@5.08 30.48

SUBTOTAL 30.48  
SALES TAX 1.83  
TOTAL \$32.31  
VISA

USD\$ 32.31  
TA

Chip Read  
AID A0000000031010 VISA CREDIT

2731 10/08/24 04:12 PM



2731 03 62384 10/08/2024 9886

RETURN POLICY DEFINITIONS  
POLICY ID 1 DAYS POLICY EXPIRES ON 01/06/2025

A

Door wood



How doers get more done.

25879 HOOVER ROAD  
WARREN, MICHIGAN 48089 (586)757-3000

70396811589 1X6-8 PT <A>  
1X6-8FT PT GC WEATHERSHIELD  
6.38

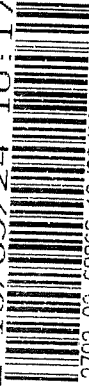
706.38  
1X6-8FT PT GC WEATHERSHIELD  
7@6.38 44.66

SUBTOTAL 51.04  
SALES TAX 3.06  
TOTAL \$54.10  
VISA

USD\$ 54.10  
TA

Chip Read  
AID A0000000031010 VISA CREDIT

2702 10/09/24 10:17 AM



2702 02 68896 10/09/2024 4177

RETURN POLICY DEFINITIONS  
POLICY ID 1 DAYS POLICY EXPIRES ON 01/07/2025

A

Door wood

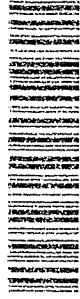
MENARDS - WARREN  
32501 VAN DYKE AVE  
WARREN, MI 48093

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 01/07/25

If you have questions regarding the charges on your receipt, please email us at:

WARREN@mymenards.com



Sale transaction

1X4-8 AC2 CEDARTONE 33.54  
1116107 b @5.59

TOTAL 33.54  
TAX STATE OF MI 6% 2.01  
TOTAL SALE 35.55

Chip Inserted  
a6000000031010  
TC 2138e78a6652da14

TOTAL NUMBER OF ITEMS = 6

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:  
3047

GUEST COPY

The Cardholder acknowledges receipt of goods/services in the total amount shown hereon and agrees to pay the card issuer according to its current terms.

THIS IS VOID WITHOUT OUR SIGNATURE

Siding

MENARDS - WARREN  
32501 VAN DYKE AVE  
WARREN, MI 48093

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 01/07/25

If you have questions regarding the charges on your receipt, please email us at:

WRNMfrontend@menards.com



Sale Transaction

04" CEDAR CREEK .040 6.00  
1462951  
TOTAL 6.00  
TAX STATE OF MI 6% 0.36  
TOTAL SALE 6.36  
EFT Debit 10/09/24 19:43:06  
Ref# 194310091042 PRIMARY ACCT  
Chip Inserted  
a000000980840  
TC - 1bad5420dc1d4ab1

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:  
3047

THANK YOU, YOUR CASHIER, Tori

26903 11 3919 10/09/24 07:42PM 3319

MENARDS - WARREN  
32501 VAN DYKE AVE  
WARREN, MI 48093

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 01/06/25

If you have questions regarding the charges on your receipt, please email us at:

WRNMfrontend@menards.com



Sale Transaction

9 X 2-3/4 CONST SCREW 5.99  
2303116  
TOTAL 5.99  
TAX STATE OF MI 6% 0.36  
TOTAL SALE 6.35  
EFT Debit 10/08/24 15:30:53  
Ref# 153010081042 PRIMARY ACCT  
Chip Inserted  
a000000980840  
TC - f20df8d0109bacf1

TOTAL NUMBER OF ITEMS = 1

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:  
3047

THANK YOU, YOUR CASHIER, Heidi

26773 07 0079 10/08/24 03:30PM 3319

Siding nail

MENARDS - WARREN  
32501 VAN DYKE AVE  
WARREN, MI 48093

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 01/06/25

If you have questions regarding the charges on your receipt, please email us at:

WRNMfrontend@menards.com



Sale Transaction

1-3/4" EGALV ROOFING NAI 13.49  
2295813 19553  
ORDER  
04" CEDAR CREEK .040 -PICK 288.00  
1462951 48 @6.00  
10" TIMBERCREST OSC 3/4"-PICK 17.99  
1463196  
10" TIMBERCREST ISC 3/4"-PICK 13.99  
1463206  
12"6"TIMBERCREST JTRIM 3/4-PICK 104.86  
1463219 14 @7.49  
END OF ORDER

TOTAL 438.33  
TAX STATE OF MI 6% 26.30  
TOTAL SALE 464.63  
464.63

Auth Code:008419  
Chip Inserted  
a000000031010  
TC - a536b3e928675214

TOTAL NUMBER OF ITEMS = 65

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:  
3047

GUEST COPY

**MENARDS - WARREN**  
**32501 VAN DYKE AVE**  
**WARREN, MI 48093**

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 03/02/25

If you have questions regarding the charges on your receipt, please email us at:

WRNMfrontend@menards.com



Sale Transaction

ORDER 28549

D4" CEDAR CREEK .040  
1462951 2 @6.00 12.00  
12 1/2" TIMBERCRST JTRIM 3/4  
1463219 7.49  
END OF ORDER

TOTAL 19.49  
TAX STATE OF MI 6% 1.17  
TOTAL SALE 20.66  
LEFT Debit 20.66  
Ref#: 093812021042 12/02/24 09:38:19  
Chip Inserted PRIMARY ACCT  
a000000980840  
IC - ba201ec1635aff6a

TOTAL NUMBER OF ITEMS = 3

THANK YOU, YOUR CASHIER, Dawn

862 08 9867 12/02/24 09:38AM 3319

Out Side Door block Brick



11503 East 8 Mile,  
Warren, MI 48089  
Ph: 586-755-0110 Fax:  
586-755-1359

Main Store  
Served by: Tom  
Register: Register 3

Receipt / Invoice #10553  
22 Oct 2024 12:24pm

SMOOTHCLMLNIBRICK /  
SKU: 12687  
200 @ \$0.61 \$122.00  
MASONMIX80LB / SKU:  
11832  
3 @ \$11.90 \$35.70

-----  
Subtotal \$157.70  
Total Tax (MI Sales Tax, 6%) \$9.46

TOTAL (203 items) \$167.16

Lightspeed  
Payments \$167.16  
Tue, 22 Oct 24  
12:24pm  
CHIP (VISA)

CREDIT  
PURCHASL  
TRANS TYPE: pi\_3QCkujFfuLul  
quDb09f4jKEi  
ATD: A0000000031010  
Applicatio VISA  
n label: Debit/Credit  
(Classic)  
Cryptogram 78E2B5D83F15460  
:  
ACCEPTED

AMOUNT DUE \$0.00





M & S Commercial Windows LLC  
32300 Michigan Ave  
Wayne, MI 48184 US  
mandswindows1@gmail.com

313-651-6825



BILL TO  
Shahadad

INVOICE 5249

DATE 08/15/2024 TERMS Due on receipt of Invoice

DUE DATE 09/15/2024

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	General	To install two hollow metal doors One LH 40 x 86 with panic hardware One LH 36 x 85 with panic hardware	1	5,800.00	5,800.00
	General	To install one aluminum door in dark bronze anodized frame 40 x 99 with 1/4" tempered clear glass	1	2,900.00	2,900.00
	General	To install three windows 40 x 65 in dark bronze anodized frame with 1/4" clear tempered glass	3	1,175.00	3,525.00

Please email with any request for further details or estimate clarifications.

PAYMENT

12,225.00

A service charge of 3% will be added to all credit card payments.

All invoices will be subject to a 5% surcharge if not paid before due date.

PLEASE NOTE: M & S Commercial Windows payment terms and conditions are payment due on receipt of invoice or as previously agreed upon.  
Please inform us directly if there will be delay, or request a delay in payment to avoid interest charges.

TOTAL DUE \$0.00

22741 Van Dyke Ave

**Before**



After

