



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.

X

Hassen Charara
TIFA Chairperson

X

Tom Bommartio
TIFA Director

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



DDA / TIFA DIRECTOR'S OFFICE

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

To: TIFA Board Members

From: Tom Bommarito, TIFA Director

Date: 11/13/2025

Subject: Discussion – Business Climate and Community Engagement Survey

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.

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.

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.

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.

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.

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:

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

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

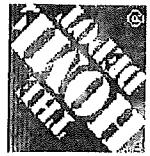
Company	Item	Price	Check No.	Comments
The Home Depot	Spray Paint	12.68	Receipt	
	Spray Paint	25.36	Receipt	
	Outside Paint	202.84	Receipt	
	Outside Paint	226.45	Receipt	
	Outside Paint + Brick Glue	101.70	Receipt	
	Door Siding Wood	32.31	Receipt	
	Door Wood	54.10	Receipt	
	Window Awning	117.66	Pick Up 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
Total:		14,128.11		

Spray paint

Dry paint
Blik



How doers get more done.



How doers
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
PAINTERS TOUCH 2X FLAT BLACK
\$55.96
UP S: ngs \$1.00

SUBTOTAL 11.96
SALES TAX 6.72
TOTAL \$18.68
XXXXXX4004
CARD BALANCE 0.35

2731 10/31/24 10:47 AM

2731 10/31/24 10:47 AM

RETURN POLICY DEFINITIONS
A POLICY ID 1
9C POLICY ID 1
DATA 10/31/2024 5039
POLICY EXPIRES ON 01/29/2025

660 WEST 12 MILE ROAD
MADISON HEIGHTS, MI 48071 (248)591-7520
2731 00051 73380 10/14/24 06:47 PM
SALE CASHIER MYA
PAINTERS TOUCH 2X FLAT BLACK <A>
4@5.98
NLP Savings \$2.00
SUBTOTAL 23.92
SALES TAX 1.44
TOTAL \$25.36
CASH 30.45
CHANGE DUE 5.09

020066421045 2X FLAT BLACK
23.92

2731 10/14/24 06:47 PM

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2731 51 73380 10/14/24 06:47 PM

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**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
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ANGELES HOME01 48 in. x 40 in. Polycarbonate Outdoor Front Door Window Awning Door Canopy Exterior in 1012532544
Black

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**

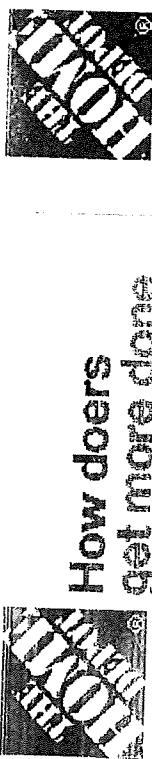
Your total

Subtotal	\$111.00
Delivery	FREE
Sales Tax	\$6.66
Total	\$117.66

[Check order status](#)

Door Siding wood

Door wood



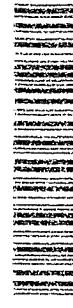
How doers get more done™

KEEP YOUR RECEIPT
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allable 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:

WRN@intermenards.com



2731 03 62384 10/08/2024 9686
RETURN POLICY DEFINITIONS
A 1 DAYS POLICY EXPIRES ON
90 01/06/2025

2731 03 62384 10/08/2024 9686
RETURN POLICY DEFINITIONS
A 1 DAYS POLICY EXPIRES ON
90 01/07/2025

2731 03 62384 10/08/2024 9686

RETURN POLICY DEFINITIONS
A 1 DAYS POLICY EXPIRES ON
90 01/07/2025

2702 10/09/24 10:17 AM
Audi A0000000031010 VISA CREDIT
Chip Read
ATD A0000000031010

2702 10/09/24 10:17 AM
Audi A0000000031010 VISA CREDIT
Chip Read
ATD A0000000031010

2702 02 68896 10/09/2024 4177
RETURN POLICY DEFINITIONS
A 1 DAYS POLICY EXPIRES ON
90 01/07/2025

2702 02 68896 10/09/2024 4177
RETURN POLICY DEFINITIONS
A 1 DAYS POLICY EXPIRES ON
90 01/07/2025

TOTAL NUMBER OF ITEMS = 5

THE FOLLOWING REBATE RECEIPTS WERE
PRINTED FOR THIS TRANSACTION:
3047

GUEST COPY

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

File to retain every batch of 1000.

Sidney

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:
WRMfrontend@menards.com



Sale Transaction

9 X 2-3/4 CONST SCREW	5.99
2303116	
TOTAL TAX STATE OF MI 6%	0.36
TOTAL SALE	6.35
EFT Debit	10/08/24 15:36:53
Ref# 153010031042	PRIMARY ACCT
Chip Inserted	
a0000006980840	
TC - f20dfad0199bacf1	
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

Sidney Mail

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:
WRMfrontend@menards.com



Sale Transaction

1-3/4" EGAL ROOFING NAI	2295813
ORDER	19553
04" CEDAR CREEK .040	1462951
1462951	6.00
TOTAL	6.00
TAX STATE OF MI 6%	0.36
TOTAL SALE	6.36
EFT Debit	10/09/24 19:43:06
Ref# 194316091042	PRIMARY ACCT
Chip Inserted	
a000000980840	
TC - 1bad5420dc1d4ab1	
TOTAL NUMBER OF ITEMS = 1	

TOTAL
TAX STATE OF MI 6%
TOTAL SALE

Auth Code:008419
Chip Inserted
a000000980840
TC - a5363ee928375214

TOTAL NUMBER OF ITEMS = 65

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:
3047

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:
WRMfrontend@menards.com



Sale Transaction

1-3/4" EGAL ROOFING NAI	2295813
ORDER	19553
D4" CEDAR CREEK .040	1462951
1462951	48 .00
TOTAL	288.00
10' TIMBERCREST OSC 3/4"-PICK	1463196
10' TIMBERCREST ISC 3/4"-PICK	1463206
12'6"TIMBERST JTRIM 3/4-PICK	1463219
PRIMARY ACCT	14 @7.49
END OF ORDER	104.86

TOTAL
TAX STATE OF MI 6%
TOTAL SALE

Auth Code:008419
Chip Inserted
a000000980840
TC - a5363ee928375214

TOTAL NUMBER OF ITEMS = 65

THE FOLLOWING REBATE RECEIPTS WERE PRINTED FOR THIS TRANSACTION:
3047

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

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



Same Transaction

ORDER
28649

D4" CEDAR GREEK .040
1462951 2 @6.00 12.00
12.6" TIMBRCRST JTRIM 3/4
1463219 7.49
END OF ORDER

OTAL
TAX STATE OF MI 6% 19.49
TOTAL SALE 1.17
20.66
20.66
EFT Debit 12/02/24 09:38:19
Ref# 093812021042 PRIMARY ACCT
Chip Inserted
a000000980810
TC - ha201ec1635aff6a

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
TRANS TYPE:	PURCHASE
TRANS NO.:	pi_3QCKujFFfu1ut qu0b09f4jkEi
ATD:	A00000000031010
Application label:	VTSA Debit/Credit (Classic)
Cryptogram:	78E2B5D83F15460 0
ACCEPTED	

AMT DUE \$0.00



- ACCESS & CRAWL SPACE DOORS
- ASPHALT PATCH & SEALERS
- BAGGED SANDS & AGGREGATES
- BRICKS / NEW & USED
- BULK SANDS & AGGREGATES
- CHIMNEY PRODUCTS
- CONCRETE BLOCKS & SHAPES
- CONCRETE PRODUCTS & TOOLS
- CONCRETE STEPS & RISERS
- DRYWALL / STEEL STUDS
- CAULKS / EXPANSION JOINTS
- GLASS BLOCKS & PANELS



11503 East Eight Mile Road
(northwest corner at Hoover)
Warren, Michigan 48089
Phone: (586) 755-0110 Fax: (586) 755-1359

www.sabistonbuildingsupply.com

SOLD TO:

CUSTOMER P.O. NO.:

DATE: 20

ADDRESS

PAID

C.O.D.

CHARGE

CITY

DESCRIPTION

PRICE

TOTAL

Main Store
 Served by: Douglas
 Register: Register 4

Receipt / Invoice #1562
 4 Oct 2024 9:38am

WAVE 3X8X8 / SKU:
 13244

\$322.38

LABOR/GLASS BLOCK /
 SKU: 11612

\$82.62

Subtotal
 Total Tax (MI Sales Tax, 6%)

TOTAL (55 items) \$429.30

LightSpeed
 Payments

\$429.30

Fri, 4 Oct 24
 9:38am

CHIP (VISA), CREDIT
 TRANS, PURCHASE
 TYPE: PURCHASE
 TRANS NO.: pi-3Q68KUFuIut
 Application Label: quDb00UxBjdD
 A6000000031010

VISA
 Debit/Credit
 (Classic)
 Cryptogram: B5D297A11146966
 7
 ACCEPTED
 AMT DUE \$0.00

ABSOLUTELY NO RETURNS OR EXCHANGES ON STEPS.
STEPS MUST BE SEALED TO PREVENT DETERIORATION FROM DE-ICERS.
20% CHARGE ON ALL RETURNED GOODS. NO RETURNS on steps, bricks, glass block windows and special order items. Customer will be responsible for any wrecker/towing charges resulting from a Sabiston vehicle becoming stuck on a jobsite due to poor conditions.

CREDIT TERMS ON CHARGE ACCOUNTS: NET 30 days, invoices not paid by the end of the succeeding month are subject to a FINANCE CHARGE of 1.5% per month (18% PER ANNUM) until paid.

Please keep this copy for reference

I AGREE TO THE ABOVE

REC'D BY



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 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

