

CITY OF WARREN

TAX INCREMENT FINANCE AUTHORITY

MINUTES OF THE BOARD

Meeting held on February 12, 2026

A regular meeting of the City of Warren Tax Increment Finance Authority was called for 9:00 a.m. on Thursday, February 12, 2026 held at the Burnette Branch Library, located at 23345 Van Dyke, Warren, MI 48089.

Present:

Hassen Charara, Chairman
Eric Hunter, Vice Chair
Ronald Gerst
Joseph Toupin
Jim Hensley
Sue McHugh-Cilia

Absent:

Helen Hicks
Kabir Ahmed

1. Call to Order

The meeting was then called to order at 9:01 a.m.

2. Pledge of Allegiance

3. Roll Call

Motion:

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

No opposition, the motion passed.

4. Adoption of Agenda

Motion:

A motion was made by Ms. Cilia, supported by Mr. Hensley, to adopt the agenda for February 12, 2026.

No opposition, the motion passed.

5. Approval of Minutes (January 8, 2026)

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hunter, to approve the January 8, 2026 meeting minutes.

No opposition, the motion passed.

6. Audience Participation

None

7. Old Business

A. Potential Acquisition of 23858 Van Dyke Avenue (Tom Bommarito)

Tom Bommarito provided an update regarding communications with the property owner and the intent to pursue acquisition to support corridor/greenway objectives and related placemaking improvements. Discussion included the owner's approximate price expectations (reported as in the \$80,000 range) and the strategic value of the site.

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hunter, to proceed with preparation of a Letter of Intent (LOI) for the potential acquisition, to be brought back to the Board for review/approval.

No opposition, the motion passed.

B. TIFA Interest in Acquisition of 7567 Continental Avenue (Tom Bommarito)

Tom Bommarito summarized discussions with John Kovacs regarding a potential donation/transfer of the property located behind Fire Station #5. Discussion included potential back taxes, title/clear title requirements, possible encumbrances, and the concept of reimbursing reasonable costs once the property is free and clear. Potential future uses discussed included public safety support/training and long-term value of the land for parking or expansion.

Motion:

A motion was made by Ms. Cilia, supported by Mr. Hunter, to move forward with the potential acquisition of 7567 Continental Avenue, subject to clear title/necessary due diligence and a final proposed purchase amount being brought back to the Board for approval.

No opposition, the motion passed.

C. Discussion and Possible Action Regarding Potential Sale of 23158 Van Dyke Avenue (Tom Bommarito)

Tom Bommarito presented an update and facilitated discussion regarding the potential sale of 23158 Van Dyke Avenue (the former “Louie’s Bar” property and attached parcels). Tom advised the Board that the prospective purchaser, Shofi Siddique, was present to discuss preliminary redevelopment intentions and answer questions. Mr. Siddique described a phased approach, with Phase 1 focused on improving and activating the first floor for business use and cleaning up the exterior, followed by future phases involving updates to the second-floor residential units and possible longer-term expansion concepts. Board members discussed the need for a defined timeline and expectations due to the property’s blighted condition and its prominent location on the corridor, noting nearby public investments and redevelopment activity. Tom stated that the purchase agreement would include performance requirements, including specific deadlines for exterior and overall completion, and that a clawback provision would be included if the purchaser fails to perform.

The Board also discussed parking considerations associated with the proposed retail and residential use, and Tom explained the City’s preference to retain control of nearby land to establish public parking that would support multiple sites, while still accommodating the purchaser’s businesses through designated/assigned spaces within the public lot. Additional discussion included land use and tenant-type concerns, and the need to include restrictions in the final agreement (including prohibitions related to short-term rentals and additional use restrictions as discussed). The Board further discussed the purchaser’s due diligence period and safety/liability concerns related to access to the structure during inspections, with direction that any inspections during the due diligence period should be conducted by properly licensed and insured contractors given the unsafe condition of portions of the building.

After discussion, the Board considered taking action on the proposed sale amount.

Motion:

A motion was made by Mr. Gerst, supported by Mr. Hensley, to approve the sale price of \$80,000, contingent upon review and approval of the final purchase agreement incorporating the required timelines, performance standards, clawback provisions.

Roll Call:

Mr. Gerst	Yes
Mr. Hensley	Yes
Mr. Hunter	Yes
Mr. Toupin	Yes
Mr. Charara	Yes
Ms. Cilia	Abstained

The motion passed (5–0, with 1 abstention).

8. New Business

A. Discussion about Desirable Business for the Corridor (Tom Bommarito)

Tom Bommarito initiated a discussion regarding desirable businesses for the Van Dyke Corridor. He and Mr. Manikas explained that the City has subscribed to a business intelligence resource that provides data on expanding companies, target markets, demographics, and contact information, which will assist in proactively recruiting businesses aligned with the corridor’s redevelopment goals. Board members discussed the importance of attracting neighborhood-serving businesses such as restaurants, fresh food markets, specialty retail, and service-oriented establishments that meet the needs of local residents. The discussion also included consideration of limiting additional auto-oriented uses along the corridor. Tom noted that staff has been exploring the possibility of recommending a moratorium on new auto repair shops, tire stores, and similar uses, subject to City Council approval, in order to study and potentially revise zoning regulations. Staff also provided an update regarding a proposed overlay district for the Van Dyke Corridor that would relax certain zoning restrictions to encourage mixed-use development while restricting undesirable uses. The Board expressed support for placing a formal moratorium recommendation and a potential letter of support for the overlay district on the next meeting agenda for possible action.

9. Financial Report (Mark Knapp)

Mark Knapp presented a financial update to the Board, including a handout summarizing prior fiscal year expenditures and year-to-date financial activity. He explained that moving forward, the Board should formally review and vote on a proposed TIFA budget prior to submission to the Mayor and City Council for approval. Additional detail regarding expenditures will be provided at a future meeting along with a proposed budget for Board consideration.

10. Approval of the List of Bills

Motion:

A motion was made by Ms. Cilia, supported by Mr. Hunter, to approve the release of payments as outlined in the February 12, 2026, List of Bills.

Roll Call:

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

No opposition, the motion passed.

11. Good of the Order

Tom Bommarito acknowledged the presence of the owner of 7567 Continental Avenue and thanked him for his willingness to work with the Board regarding the potential donation/acquisition. The owner briefly commented on possible training uses for the structure.

12. Next TIFA Regular Meeting is Thursday, February 12, 2026, at 9:00 AM, in the Burnette Branch Library

13. Adjournment

Motion:

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

The motion passed unanimously.

Meeting adjourned at 10:09 a.m.

X

Hassen Charara
TIFA Chairperson

X

Thomas Bommarito
TIFA Director

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