

CITY OF WARREN
TAX INCREMENT FINANCE AUTHORITY
MINUTES OF THE BOARD

Meeting held on March 12, 2026

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

Present:

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

Absent:

Ronald Gerst
Kabir Ahmed

1. Call to Order

The meeting was then called to order at 9:09 a.m.

2. Pledge of Allegiance

3. Roll Call

Motion:

A motion was made by Mr. Toupin, supported by Ms. Hicks, to excuse absent members.

No opposition, the motion passed.

4. Adoption of Agenda

Motion:

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

No opposition, the motion passed.

5. Approval of Minutes (February 12, 2026)

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hunter, to approve the February 12, 2026 meeting minutes.

No opposition, the motion passed.

6. Audience Participation

None

7. Old Business

A. Potential Sale of TIFA Property – 23150–23158 Van Dyke (Tom Bommarito)

Mr. Bommarito introduced the proposed sale of the TIFA-owned properties located at 23150–23158 Van Dyke Avenue, commonly referred to as “Louie's Bar.” The Board discussed the purchase agreement prepared by the City Attorney and the expectations placed on the purchaser regarding redevelopment of the property.

The agreement includes several provisions intended to ensure the redevelopment of the site, including:

- A clawback provision allowing the City to reclaim the property if the purchaser fails to follow through with redevelopment plans.
- A requirement that the buyer clean up and stabilize the property within six months, including painting the façade, removing rotted or hazardous materials, cleaning the site, and obtaining a certificate of compliance.
- A renovation period of up to twenty-four months, with reasonable extensions allowed by Board approval if necessary.
- A provision prohibiting the abandonment of work for more than thirty consecutive days during the redevelopment process.
- Requirements that alarm systems remain active to alert police if the property is left unattended.
- Restrictions on certain uses, including short-term rentals, vaping-related businesses, automotive repair uses, sexually oriented businesses, and used car lots.

Board members discussed the importance of ensuring that the redevelopment moves forward promptly, particularly given the improvements already underway at nearby properties including a new fire station and other developments along Van Dyke. The Board also discussed the possibility of holding a deed in escrow to allow the City to repossess the property more easily if the buyer fails to meet the agreed terms.

City staff emphasized that the purpose of these provisions is to protect the redevelopment of the corner while still supporting the buyer's investment plans.

Motion:

A motion was made by Mr. Hensley, supported by Ms. Hicks, to approve the sale of the properties located at 23150–23158 Van Dyke Avenue in accordance with the purchase agreement prepared by the City Attorney.

Roll Call:

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

The motion passed unanimously.

8. New Business

A. Appraisal Services for 23858 Van Dyke Ave (Tom Bommarito)

Mr. Bommarito explained that as part of the process of evaluating potential property acquisitions, the TIFA requested professional appraisal services for 23858 Van Dyke Avenue, located at the corner of Stephens and Van Dyke. The appraisal would be conducted by BBG, a firm previously utilized by the City. Due to the property's commercial zoning classification, the quoted appraisal cost is \$2,500.

Motion:

A motion was made by Mr. Toupin, supported by Mr. Hunter, to approve appraisal services for 23858 Van Dyke Avenue by BBG in the amount of \$2,500.

Roll Call:

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

The motion passed unanimously.

B. Appraisal for 7567 Continental Avenue (Tom Bommarito)

Mr. Bommarito also presented a proposal to obtain appraisal services for 7567 Continental Avenue, located behind the fire station. The appraisal would also be conducted by BBG, with a quoted cost of \$1,500.

Motion:

A motion was made by Ms. Hicks, supported by Mr. Hensley, to approve appraisal services for 7567 Continental Avenue by BBG in the amount of \$1,500.

Roll Call:

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

The motion passed unanimously.

C. Kado Family Plaque (Tom Bommarito)

Mr. Bommarito discussed the installation of a recognition plaque honoring the Kado family, who made significant contributions toward the aquarium feature installed during the library renovation project in 2019.

The aquarium, which was incorporated into the building's structural design, was primarily funded through private donations from the Kado family and related businesses. The plaque would serve as a public acknowledgment of their support for the project and their commitment to the Warren community. A sample plaque design was presented for consideration. The Board discussed the modest cost of producing the plaque and agreed that the recognition would be appropriate.

Motion:

A motion was made by Ms. Cilia, supported by Mr. Toupin, to approve the purchase of a recognition plaque for the Kado family, not to exceed \$100.

Roll Call:

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

The motion passed unanimously.

9. Approval of the List of Bills (None)

10. Good of the Order

Tom Mr. Bommarito provided updates on several community initiatives.

Restaurant Week: Restaurant Week will take place April 10–19. Flyers were distributed to Board members for display. Participation is free for restaurants, but they must offer a promotional special. At the time of the meeting, approximately 21 restaurants had signed up.

Small Business Seminars: The City is working with Velocity to host educational seminars for small businesses at City Hall/Civic Center South. The Board discussed selecting two seminar topics that would provide the most benefit to local business owners.

Habitat for Humanity Project: Updates were provided regarding the Habitat for Humanity home renovation project on John B. The approximately 850-square-foot home is expected to be completed in April, after which it will be sold.

Stephens Greenway Survey: Board members were encouraged to participate in and share the Stephens Greenway survey, which is open until March 18. The survey will help guide planning for improvements along Stephens Road extending toward Lake St. Clair.

Community Retail Concerns: Board members discussed reports that an Ace Hardware store in Center Line may be closing due to increased rent. Concerns were expressed about the loss of a long-standing local business and the potential impact on the surrounding community.

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

12. Adjournment

Motion:

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

The motion passed unanimously.

Meeting adjourned at 9:38 a.m.

X

Hassen Charara
TIFA Chairperson

X

Thomas Bommarito
TIFA Director

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