



TIFA BOARD MEMBERS

Hassen Charara, Chairperson

Eric Hunter, Vice Chairperson

Susan McHugh-Cilia

Helen Hicks

Joseph Toupin

Kabir Ahmed

Jim Hensley

A REGULAR MEETING OF THE TIFA
THURSDAY, APRIL 9, 2026 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 April 9, 2026 agenda

5. APPROVAL OF MINUTES (March 12, 2026 [pg. 1])

- Motion to approve of the March 12, 2026 meeting minutes

6. AUDIENCE PARTICIPATION

7. OLD BUSINESS

- A. Discussion: Letter of Intent for 23858 Van Dyke (Tom Bommarito)

8. NEW BUSINESS (pg. 6)

- A. RFP-W-1765 Commission an Artist for Creating a Mural (Tom Bommarito [pg. 6])

9. APPROVAL OF LIST OF BILLS (pg. 68)

10. GOOD OF THE ORDER

11. Next TIFA Regular Meeting is Thursday, May 14, 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 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

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

ACKNOWLEDGEMENT

City of Warren 1 City Square Warren MI 48093	BID: RFP-W-1765 Bid Opening Date: 2/11/2026 Department: TIFA
Product or Service: COMMISSION AN ARTIST FOR CREATING A MURAL	

PROPOSER	SIGNED	ACKNOWLEDGED
DESIREE KELLY ART, LLC.	X	X
EARTH AND ETHER ART, LLC.	X	X
HAYLIE MOUSSEAU	X	X
IDEA39, LLC.	X	X
KIJANI COMPANIES, LLC.	X	X
MURALMATICS	X	X
WENDY POPKO	X	X

Desiree Kelly Art, LLC

Desiree Kelly Art, LLC

L1. GENERAL INFORMATION:

1. Vendor Name:

Desiree Kelly Art, LLC

2. Established:

2021 MI

3. Type of Organization:

Individual

4. Provide a brief summary of your background and experience as an artist.

Desiree Kelly is an award-winning artist known for her captivating portraits of historical figures and public icons. Her work is rich in historical context and reflects the narratives of her subjects by incorporating various artifacts and phrases into each piece. Kelly's unique style seamlessly blends street art with traditional oil painting techniques. She employs a variety of media, including oil paint, acrylics, spray paint, and collage, which allows her to explore different approaches in her canvas work. The vibrant use of color infuses her paintings with radiance, inspired by the personalities of her subjects and the urgency of capturing the details that enhance their stories. Her work has been featured in numerous publications, murals, and exhibitions.

With over a decade of experience in collaboration and commissions, Kelly's artistry has gained recognition across various platforms. She has contributed to esteemed publications such as The Washington Post, The Los Angeles Times, and The Philadelphia Inquirer. Additionally, Kelly collaborates with brands, creating artwork linked to their products. Notable companies like Puma, Converse, Jack Daniel's, Atwater Brewing, Canon, and the Detroit Pistons have sought her expertise.

Kelly's artistic pursuits have also led to collaborations with organizations like Pandora, Pepsi, and the non-profit No Kid Hungry. She is well-versed in collaborating with Art Directors on multiple projects and is comfortable leading a team or working independently in challenging conditions. Among her notable projects, she created murals for Pandora's global relaunch event in Downtown Los Angeles, featuring artwork that spanned an entire city block. Additionally, she painted a 30ft x 30ft mural in downtown Detroit for the No Kid Hungry national campaign. This mural highlighted the challenges faced by children during the global pandemic and was documented on film, incorporating interviews with several children and volunteers involved in the after-school lunch program offered by No Kid Hungry and Detroit Public Schools.

Kelly was also commissioned to hand-paint a billboard for MGM Studios to promote the release of the movie "RESPECT," which features Jennifer Hudson as Aretha Franklin. The billboard was unveiled just before the film's opening weekend.

In addition to her outdoor murals, Kelly has created public artworks indoors at various Five Iron Golf locations and Cambria Hotel locations across the country. Her murals have also been commissioned by major retailers such as Kroger, Meijer, Walmart, Target, and Amazon, including their stores and distribution centers.

5. Provide business address, email address, and telephone number. (Fax number, if applicable)

6. Provide examples of work completed for municipal or governmental entities, if any. (Include project name, location, and year completed.)

JFK mural - City of Royal Oak, MI-2019

Yellow brick alley- City of Detroit, MI - 2025

MLK Mural - City of Bowie, MD- 2023

<https://www.youtube.com/watch?v=WhxHVZY9e-w>

Description of Mural

This mural celebrates the mechanical and factory industries of Warren, MI. It features a welder holding a torch with sparks flying and a factory worker welding in vibrant, energetic colors. The Sherman military tank, produced by the Detroit Arsenal factory, is prominently displayed. Behind the tank, a vivid blue gear symbolizes mechanical engineering, while a group of flowers to its right represents the evolving nature of industry. A robotic arm in the lower right corner lifts a gear, highlighting innovation. Together, these elements capture the rich industrial history of Warren, MI.

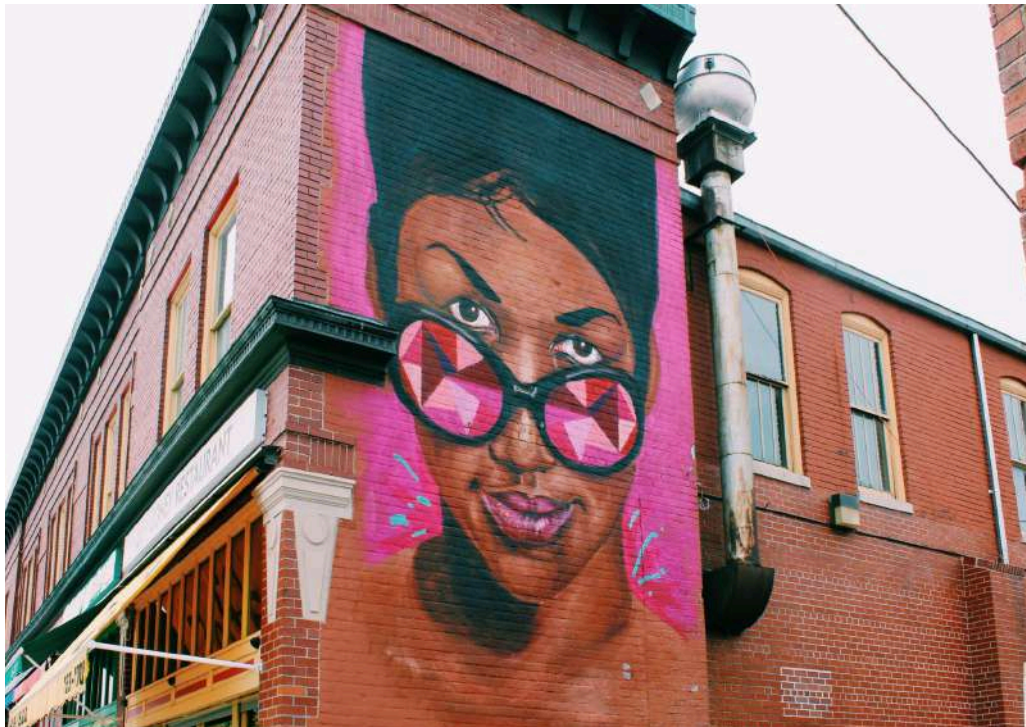
Mural #1



Mural #2



7. Provide examples of previous mural work not completed for municipalities.
(Include images, links, or portfolio references.)







L2. QUALIFICATIONS

1. List up to five (5) locations where you have completed a mural, including the approximate size(square footage) of each mural.

- Eastern Market, Detroit 15x25ft
- Downtown Detroit, 30x30ft
- Taylor, MI 100X15ft
- Redford, MI 120ftx15ft

Earth and Ether Art, LLC

Mural Concept 1 - “Return of the Light”

Price: 15k max, depends on chosen wall site

This mural concept highlights Michigan’s state bird and flower with the sunrise of dawn in the background, symbolizing the continuous cycle of growth and rebirth within the seasons of life. While being a literal representation of springtime, I also want it to spark the feeling of hope and new possibilities for both the present and future.



Mural Concept 2 – Title TBD

Price: 15k max, depends on chosen wall site

This concept also explores the theme of spring as a season of growth. By pairing natural elements with human connection, this piece is intended to celebrate the strength and beauty found within community while honoring the identity and representation of the surrounding neighborhoods.



Earth and Ether Art



“Unity Garden”, Fraser MI, 2025



“Polygonal Paws”, Center Line MI, 2024



“Sunshine and Roses”, Warren MI, 2025



“Seasonal Wonders”, Rochester MI 2025

Haylie Mousseau

**LET'S WORK
TOGETHER!**





WHAT DO I DO?

hayliemousseau.com



MURAL ARTIST

HI, I'M HAYLIE!

I CREATE BRIGHT, STORY-DRIVEN, WHIMSICAL MURALS CUSTOM DESIGNED TO FIT YOUR BUSINESS AND BRAND





WHERE I CAN HELP

hayliemousseau.com

BUSINESSES & BRANDS

HOSPITALITY & TRAVEL

COMMUNITY SPACES

EVENTS & ACTIVATIONS

RESIDENTIAL

SPECIALTY PROJECTS







SKILLS & EXPERTISE

hayliemousseau.com



CUSTOM MURAL DESIGN

COLOR THEORY & COMPOSITION

LARGE-SCALE PAINTING

PROJECT MANAGEMENT

CONCEPT DEVELOPMENT

PUBLIC ART & COMMUNITY ENGAGEMENT

SURFACE PREP

DIGITAL MOCKUPS & VISUALIZATION

CLIENT COLLABORATION

TRAVEL READY & ADAPTABLE





SPECIALTY PROJECTS

hayliemousseau.com



WE CAN PAINT ON ANY SURFACE!



PHOTOS OF
DEUSCHTROI
FOOD TRUCK





HOW MURALS CAN BENEFIT YOU



INCREASES VISIBILITY & FOOT TRAFFIC



ENHANCES BRAND IDENTITY

CREATES A MEMORABLE EXPERIENCE

IMPROVES CURB APPEAL

BUILDS COMMUNITY CONNECTION

BOOSTS EMPLOYEE MORALE

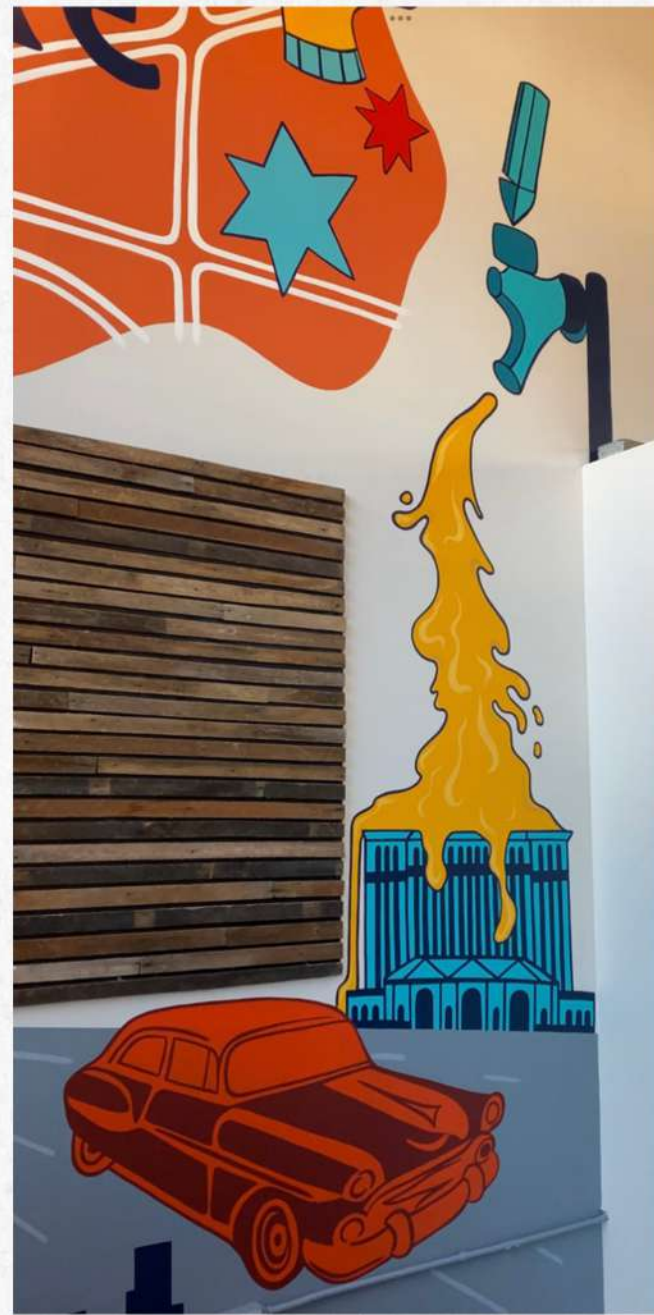
INCREASES PROPERTY VALUE





YOU & YOUR BRAND

hayliemousseau.com

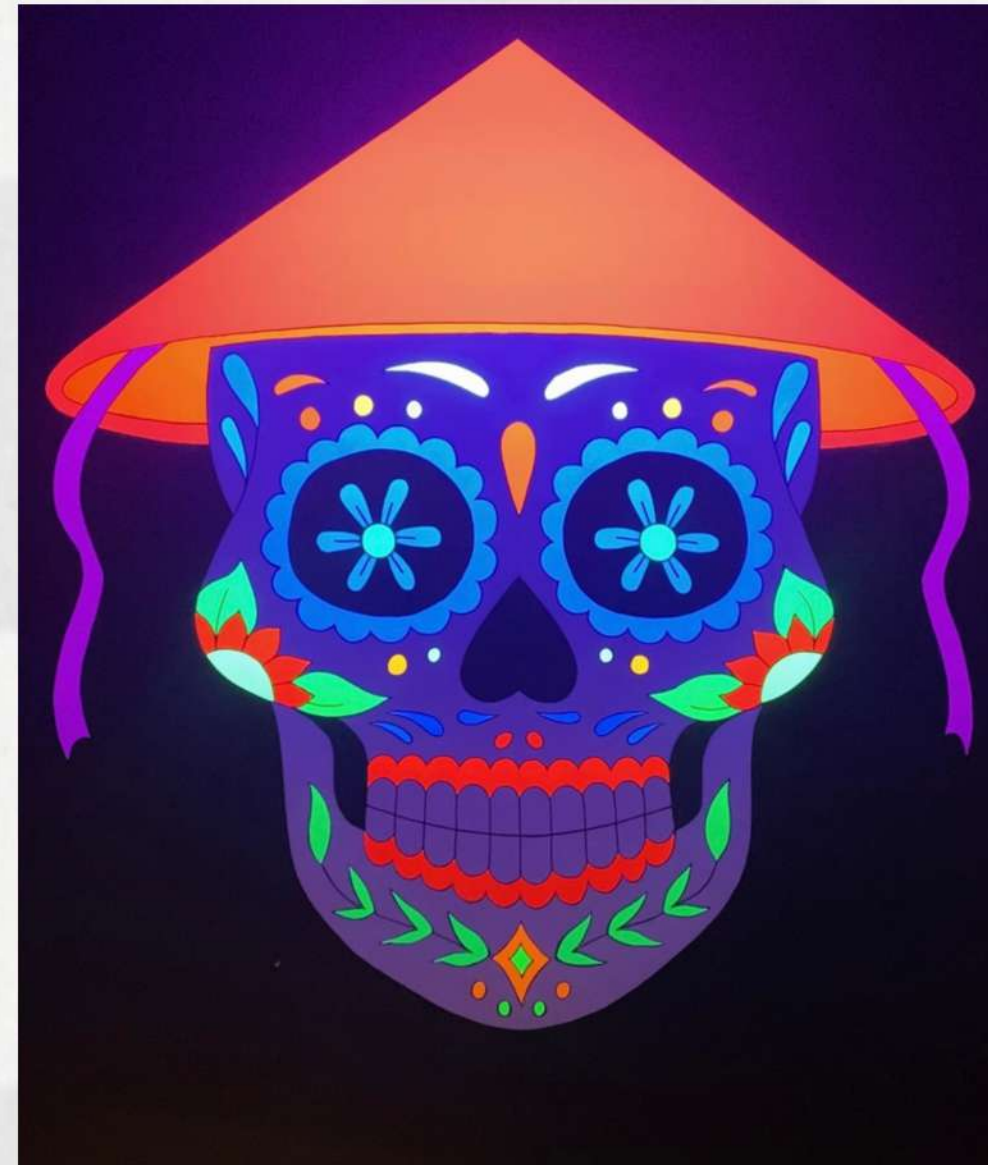


SIX SPOKE BREWING CO.

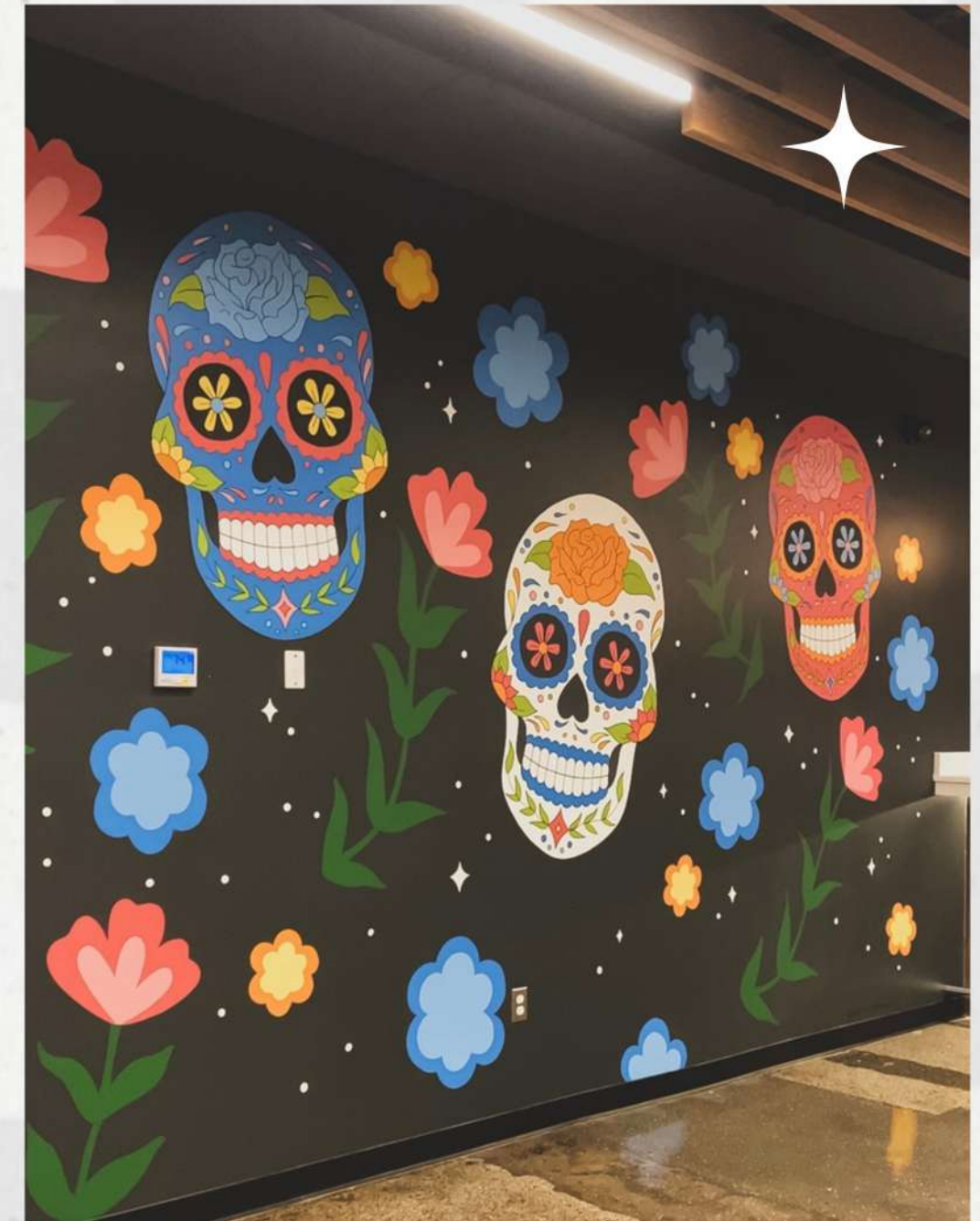


I WORK CLOSELY WITH YOU TO CREATE A MURAL THAT NOT ONLY STANDS OUT, BUT ALSO REFLECTS YOUR BRAND'S UNIQUE PERSONALITY & STORY.





NUEVO SEOUL DETROIT





FOR A ONE-TIME
INVESTMENT, A MURAL
CAN CREATE A
LANDMARK THAT
GENERATES FREE,
ORGANIC SOCIAL MEDIA
PROMOTION FROM
CUSTOMERS FOR YEARS
TO COME.



MURAL PROJECTS

Baffin Brewing Co. — 2019
Swirls Staircase Resident's Home — 2019
Shores Nutriton — 2019
Astro Residents Home — 2020
Wildflower & Co. — 2020
Tree Nursery Residents Home — 2020
Tangent Gallery — 2021
Old Soul Vintage — 2021
Baffin Brewing Co. — 2021
Alien Resident's Home — 2022
Leopard Resident's Home — 2022
Floral Lines Resident's Home — 2022
Aryn-Lynn Salon — 2022
Baffin Brewing Co. Restrooms — 2023
Wildflower & Co. — 2023
Leafy Resident's Home — 2023
Daydream Bodywork — 2023
Butterfly Tunnel — 2023
A Walk Through the Shores — 2023
DeutschTroit — 2023
Baffin Brewing Co. Hallway — 2023
Nuevo Seoul — 2024
Dapper Dog Wash — 2024
Floral Swirls Resident's Home — 2024
Baffin Brewing Co. Back Room — 2024
Papelon Market — 2024
City of Warren — 2024
Harper Avenue Salon — 2024
New Order — 2024
Space Scene Resident's Home — 2024
Six Spoke Brewing — 2025
Modern Cone — 2025
DeutschTroit — 2025
Zestia Greek Food — 2025
Bloomhaus — 2025
Hart & Harlow — 2025
Harper Avenue Salon — 2025
Flowerz Inc — 2026
Super Girl Resident's Home — 2026

Idea39, LLC



Appendix B

Conceptual Directions



In Community

This mural is intended to be a reflection of Warren as it exists today: a city shaped by many histories and strengthened by the people who call it home. The composition brings together a diverse-cross section of Warren residents, cultural figures, artists, athletes, and community builders connected by a single line. Rather than presenting one narrative or moment, the composition emphasizes unity without uniformity, individuals standing distinctly, yet in relationship to one another. *In Community* is intended to serve as a welcoming landmark within the TIFA District, one that honors growth, acknowledges change, and reinforces Warren’s identity as a city moving forward together.

Community members could take part by submitting their photos to be sketched and included in the mural.



Example artwork for my 2024 series “48” for style example.



Strength in Service

This composition honors Warren's history as a manufacturing and industrial powerhouse while reinforcing the role of work and workforce in the city's continued economic growth. Drawing from early 20th-century industrial posters and Art Nouveau design, the mural will feature four stylized workers standing together around a single industrial gear, symbolizing shared labor and interdependence that drives local economies forward. The screen-print aesthetic and color palette reference Michigan's industrial legacy while keeping the imagery timeless and accessible. Laurel branches and floral elements frame the composition, representing sustainability, reinvestment, and future progress. Strength in Service positions work not only as a point of pride, but as a foundation for revitalization, signaling Warren as a city that values those maintaining and powering its economic future.



Example artwork from Art Nouveau + Fillmore periods



303-242-630 | hello@idea39.com



Appendix C

Selected Past Mural Work



"Conservation Conversation"
 Traverse City Arts Board + DDA
 TART Trail + Boardman Lake
 Traverse City, MI
 2021



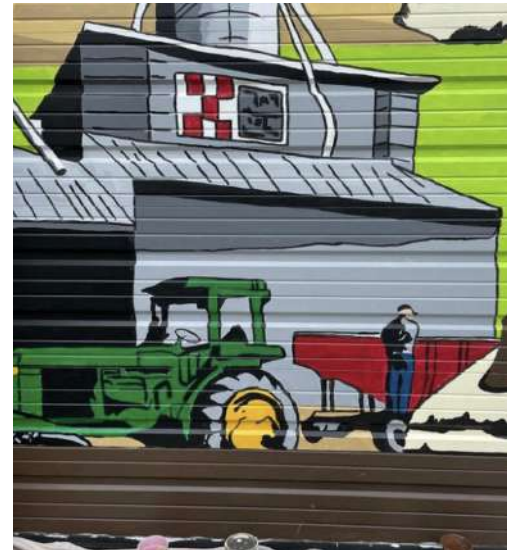


“Love + Forgiveness
Bleed Heart Design 501c3
Detroit, MI
2014





"Still the Hero"
 Ann Arbor Distilling Co
 Ann Arbor, MI
 2022



Kijani Companies, LLC

Driven by Legacy



design concepts

design concepts

design concepts

design concepts

Corridor of Community



design concepts

design concepts

design concepts

design concepts











EQUALITY ACCELERATION
INCLUSION PERSEVERANCE JOY
JUSTICE POSSIBLE VALUABLE
ACCESS DIVERSITY FEARLESS
EQUAL RIGHTS COMMUNITY
KINDNESS FORWARD ACCOMPLISHED
TRUTH IDENTITY BRAVERY HEART
OPPORTUNITY HOPE INSPIRED
STRENGTH FREEDOM RESILIENT
UNITED LEADERSHIP PRIDE
REVOLUTION



1407

BO
HO! HO!
BITES!

RECEIVED
MULTI-LEVEL
PARKING



For Social Media
Content
Please Tag the Following
#Capitol
#Capitol



© 2018 BLOOM SQUARE
ART BY @LELINA



Muralmatics, LLC

Municipal Projects



Title: Kitchen Table Conversations (On-Going), Size: 45' W X 15' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2022, Client: East Lansing Public Library
*Visit www.muralmatics.com/elpl to view the accompanying multimedia piece which includes first person interviews of mural subjects.



Title: Tender Embrace, Size: 18' W X 9' H, Media: Latex with UV protective sealant, Year: 2023, Client: Multnomah County Health Department



Title: We Build Giants, Size: 50' W X 25' H, Media: Latex, spray paint, Year: 2024, Client: The City of Detroit



Title: Reading Rainbow, Size: 20' W X 25' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2025, Client: Grand Rapids Public Library

Non-Municipal Projects



Title: Lansing Shaped Mural Project: West Mural, Size: 38' W X 40' H, Media: Latex, spray paint, anti-graffiti sealant, Year: 2024, Client: Scribbles & Giggles/The City of Lansing
*Visit www.muralmatics.com/west to view the accompanying multimedia piece which includes video submissions and conversations of Lansing residents.



Title: Innovate Collaborate, Size: 37' W X 9' H, Media: Latex and spray paint, Year: 2020, Client: EDL North America

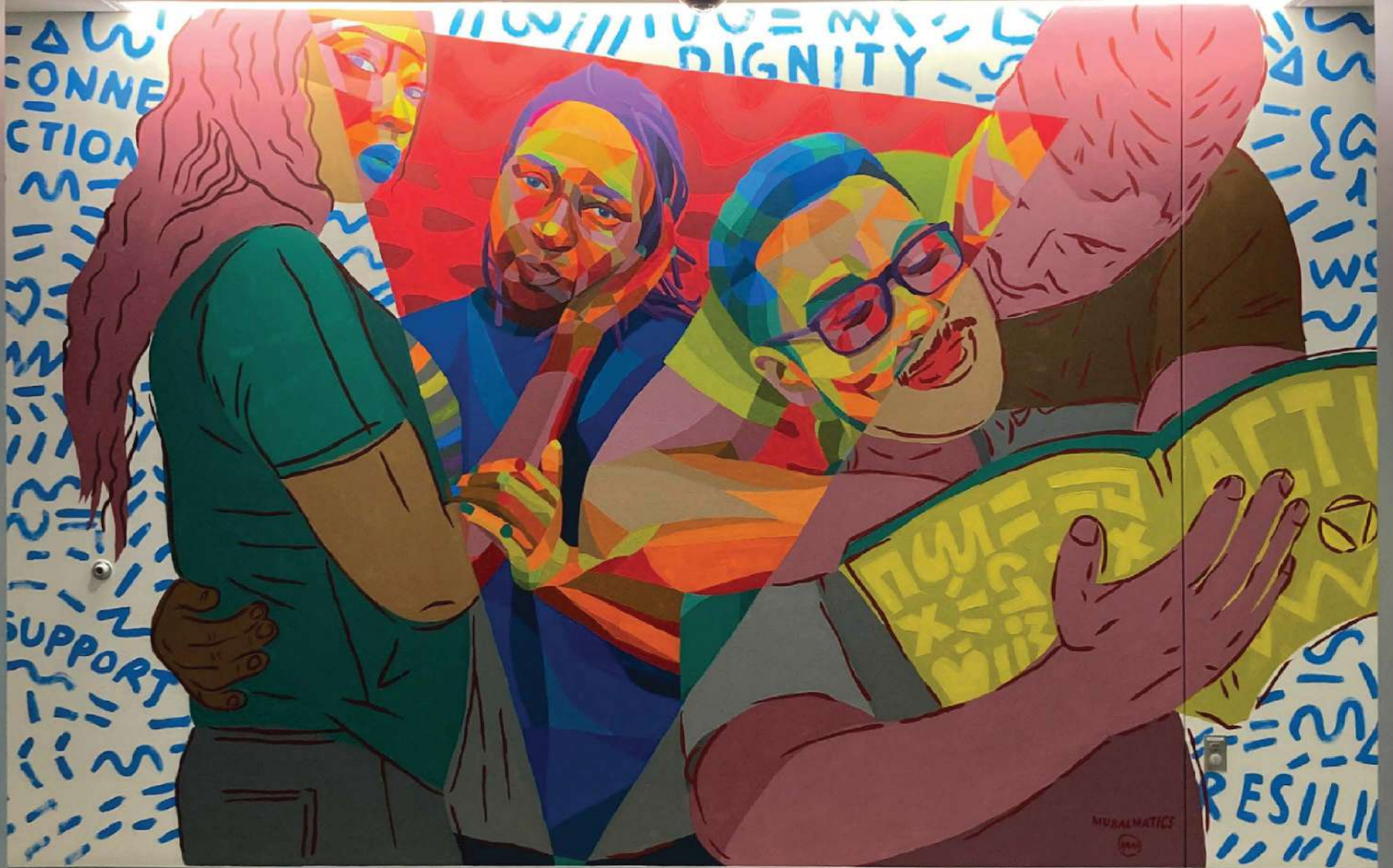


Title: Si Se Puede, Size: 40' W X 15' H (exterior), 12' W X 11' H (interior), Media: Latex, spray paint, anti-graffiti sealant, Year: 2022, Client: Michigan Community Capital

*Dustin Hunt directed each of the videos linked in the descriptions.



MURALMATICSLLC
@MURALMATICSLLC







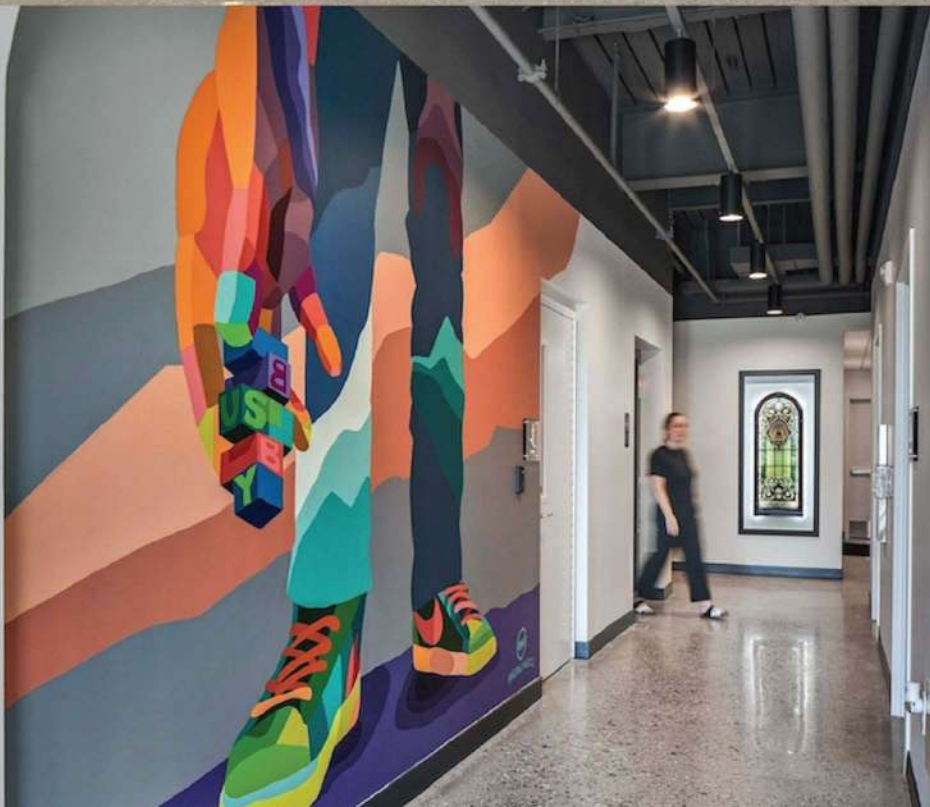
MURALMATICS 25

DEPARTMENT OF
PROSPERITY
WAVE









MURAL PROPOSAL

**VAN DYKE CORRIDOR
TAX INCREMENT FINANCE AUTHORITY
WARREN, MI**

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Disclaimer on Use of AI

At Muralmatics, every mural design is created by people, for people. Our process is rooted in human creativity, community connection, and artistic skill. Each design is carefully crafted by Muralmatics to honor the stories, histories, and environments that make every place unique.



OVERVIEW

This mural depicts five workers spanning Warren's history, united by the physical labor that built and sustains this community. On the left, a woman rivets a large metallic form with the words Detroit Arsenal Tank Plant visible behind her, grounding the composition in the corridor's industrial origins. Beside her, a man in overalls tinkers with a mechanical object, representing the skilled trades that defined this region. At the center stands a man planting a tree. His position is intentional: growth, renewal, and investment in the future sit at the heart of the composition. He bridges the workers of the past and present, suggesting that building a community is ongoing work. To the right, a welder leans into their craft, and beside them a woman shelves books at the library, representing the civic investments that serve Warren today. The three central figures wear bright orange gloves, drawing the eye across the composition and linking their efforts visually. The two outermost figures feature halo-like shapes around their hands, elevating their labor and honoring the dignity of work. The mural emphasizes hands throughout. Hands that weld and rivet, hands that plant and tend, hands that organize and serve. These are the hands that shaped the Van Dyke Corridor across generations and continue to care for it now. The piece celebrates physical labor not as a relic of the past but as a living tradition, connecting Arsenal workers to the firefighters, city employees, and public servants who carry that legacy forward.



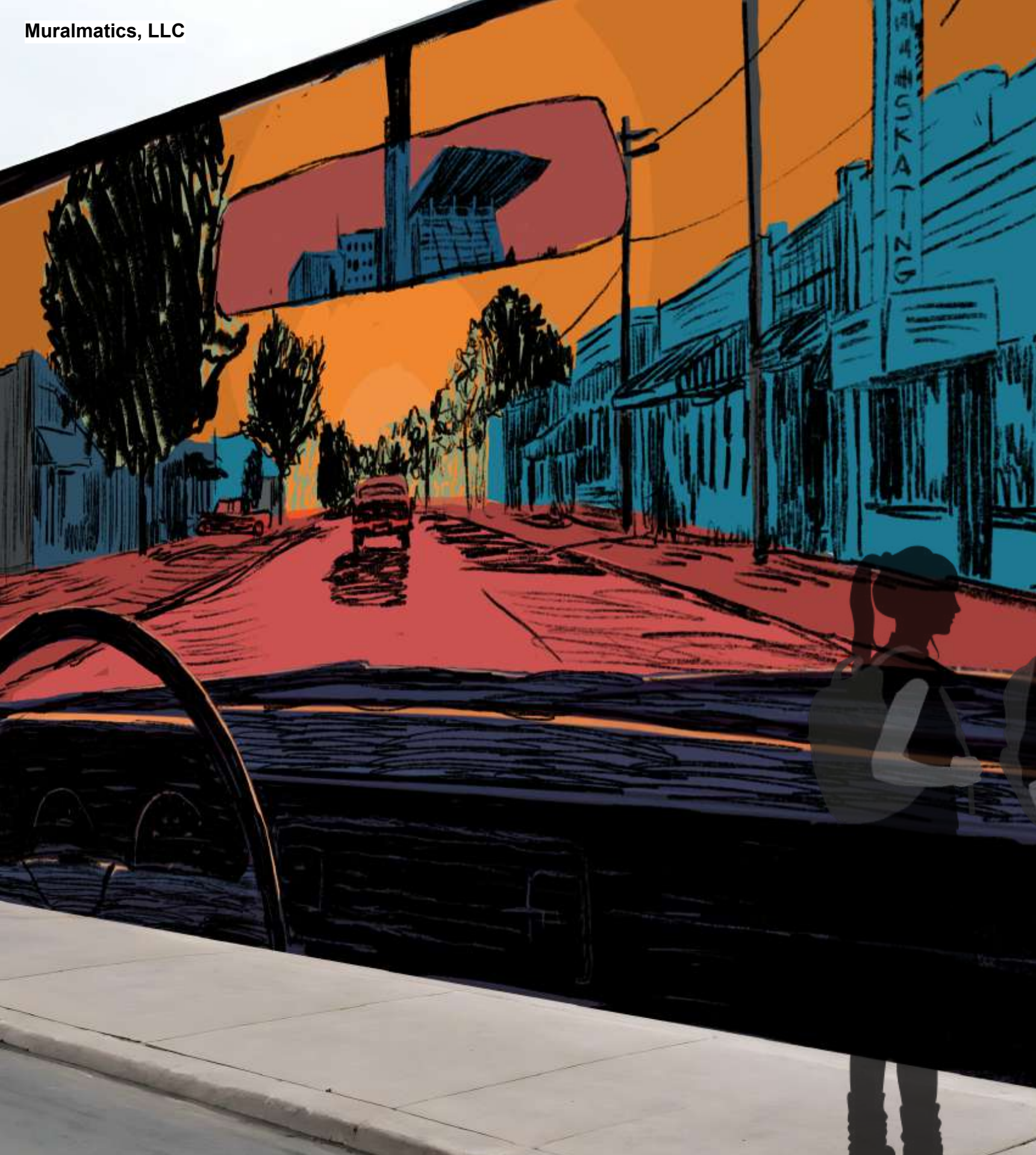
Mural Design (Rough) Mock Up
Title: Hands Across Time
Location: TBD, Warren, MI

Year Designed: 2026



CITY OF WARREN X
MURALMATICS





OVERVIEW

This mural places the viewer in the backseat of a vintage automobile, looking out through the windshield at a quiet, familiar scene of historic Warren. The streetscape unfolds ahead with a skating rink sign nodding to the corridor's recreational life, evoking the neighborhoods built for workers and families who made this place home.

The rearview mirror offers a subtle twist: reflected in its glass is the Warren Civic Center, a recognizable landmark representing the city's continued investment in its community. By placing contemporary Warren in the mirror and historic Warren through the windshield, the mural creates a visual puzzle that rewards closer looking. The viewer drives into the past while the present follows close behind.

The automobile itself is intentional. For Metro Detroiters, the car is deeply familiar, a quiet nod to the industry that shaped this region without being overly literal. The warm, nostalgic palette ensures the mural ages gracefully. Rather than depicting modern elements that could feel dated in a few years, the composition leans into timelessness while still honoring both eras.



Mural Design (Rough)
Title: Along the Corridor
Location: TBD, Warren, MI

Year Designed: 2026



CITY OF WARREN X
MURALMATICS



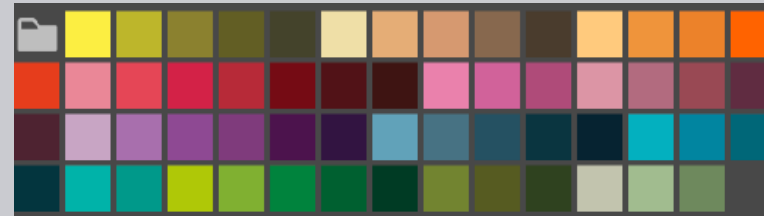
Rough Design

Please note: Rough designs take approximately 5-10 hours to complete. Final designs take an additional 30-40 hours to complete. This proposal contains a limited color, rough design meant to establish a vision of the mural concept. When/if selected to move forward, final mural designs feature a full range of vibrant, saturated colors. A sample color palette is provided here to illustrate the range of colors Muralmatics commonly uses. When/if selected, the final design will include greater depth, richness, and refinement.

*A NOTE ABOUT COLOR



Final Design



Rough Design



Final Design



Rough Design



Final Design

Muralmatics, LLC



CITY OF WARREN X
MURALMATICS

Wendy Popko

Artist Statements

Wendy Popko

“Welcome to the Neighborhood,” was inspired by the 1940s residential boom in the City of Warren. The robin, our State bird, feeding her babies, represents the generations of families who moved to the City of Warren over decades. Their nest is a symbol of the many homes that line the streets throughout this community. The sunrise continues to bring new ideas and possibilities, as the City has witnessed throughout the years.

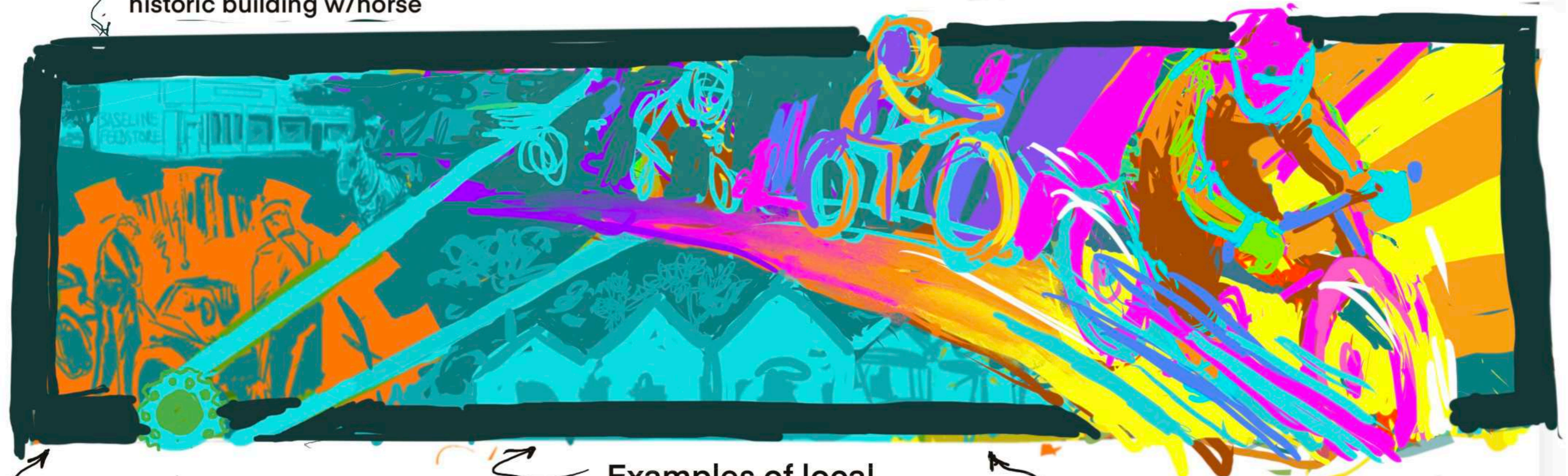
“In Motion,” displays imagery of the City of Warren’s past in a monochromatic color palette. The teal blues illustrate the historic Baseline Feedstore, with a horse representing the original means of transportation. The orange gear encompasses the industrial side to Warren’s manufacturing throughout the years that have shaped this community’s strong neighborhood presence. Below, centered, is a row of houses representing the different styles of architecture dating back to the 40’s. This is to symbolize the continual adjustments and construction that span from the post war residential boom to current day. The cyclists, morphing from the historic teal blues of the horse, speed toward the future, as the City continues to make changes to strengthen their community in different ways.

Warren: a City in (constant) motion.



"In Motion"

Baseline Feedstore
historic building w/horse



Tech Center

Examples of local
neighborhood architecture
from 1940s to present
Each house will be different

WARREN TIFA

Item 9

4/9/2026

Required Formal Approval of the Following:

PAYEE	DATE OF INVOICE	GL Account #	AMOUNT	Invoice #	PO#	DETAILS
K2AWARDS	3/31/2026	-	\$36.98	K2A310638	NON-PO	LASER ENGRAVED WHITE MARBLE FINISH PLAQUE - KADO FAMILY
TOTAL:			<u>\$36.98</u>			



www.K2awards.com

4128 Jacque Street
Richmond, VA 23230

Bill to

Tiffany Nawrocki
City of Warren TIFA
1 City Square
Ste 215
Warren, MI 48093
Tel. +15865744676

Ship to

Tiffany Nawrocki
City of Warren TIFA
1 City Square
Ste 215
Warren, MI 48093

Invoice No. K2A310638

PO#
Order Date March 26, 2026
Payment Invoice payment
Shipping Economy (Guaranteed By Wed, Apr 08)
Email tnawrocki@cityofwarren.org

Item	Qty	Price	Total
Laser Engraved White Marble Finish Plaque - 6 x 8 Inches VL568	× 1	\$22.99	\$22.99
Notes		Subtotal	\$22.99
EMAIL order-BB428 *SEND PROOF*		Shipping	\$13.99
Engraving in Draft TL		Total	\$36.98
		Amount Paid	\$0.00

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Please email us at accounting@k2awards.com with any questions.
Or give us a call at 804-784-7298.

Thank you for your business!